

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Mikki J Rozdolski

DATE: 07/30/2014

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: 08/13/2014

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: 08/01/2014



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

July 25, 2014

To: Mikki Rozdolski, Senior Planner

From: Greg Stuart

Re: The 07/22/14 Bermuda Lakes RVPD Tice Community Planning Meeting

CC: Alan Erp, Sam Marshall, PE, Paul Moreno, Margaret Banyan, Ken Breffle

Dear Mikki:

Last week, on 22 July, I presented the Bermuda Lakes RVPD project to the Tice Community Planning Panel. The meeting was held at the Tice Fire Station on Lexington Ave. In addition to around one dozen persons, Sharon Jenkin Owens and Gloria Sago of Lee County were in attendance.

The most prevalent issue raised was the use of solid walls for screening and buffering. The participants in general do not want large screening walls; they raised the Veranda SR 80 wall as an example of what they do not want to see. The applicant has modified the MCP to eliminate screening walls along the northwest and west portion of the site. The applicant's most recent MCP has kept the screening east wall adjoining the commercial property(s) adjoining Lexington, along with the Tice Ave. segment. The applicant will be meeting in the near future with Paul Moreno, Margaret Banyan and Ken Breffle to further this issue and to come up with an acceptable screening and buffering plan.

Vehicular impacts onto Lexington Ave. were discussed, along with supporting a greater use of bicycles within and outside of the project. The Applicant will be sending to Paul Moreno the Lexington Ave. traffic analysis, along with a copy of the latest submitted master plan. Mr. Moreno expressed the communities desire to have Lexington Ave. breakthrough and extend southward to Billy Creek Commerce Park.

Other than traffic and walls, the community planning panel was generally pleased and supportive of the project.

GS/project/13.009/doc/communityplanningpanel_memo1.pgs

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July 23, 2014

To: Mikki Rozdolski, Senior Planner

From: Greg Stuart

Re: The 07/14/14 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 Staff's most request for additional information, please refer to the various Sufficiency Response information provide on the following pages of this correspondence, along with the revised MCP, revised Development Standards (Ex. 15), revised Deviation Schedule (Ex. 19), revised Use Schedule (Ex. 18), new LOS information pertaining to the revised TIS, additional easement information, and other attendant environmental maps and indigenous management plan information. I will call in the immediate future to follow up. Until then may the best of fortune be with you and your associates.

Sincerely yours,

Greg Stuart

gs/projects/13.009/doc/22July14Stuart_BermudaLakes_SR2.pgs

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- 6) **Area of Influence** -- Please refer to the JMB Transportation Engineering 07/17/14 Correspondence. Utilizing the methodology suggested by Staff, Lexington Avenue has a Level of Service capacity of 266 vphpd. The project is very conservatively expected to generate at buildout 152 vehicle per hour peak directional trips per day. Consequently it is expected that after project buildout, the Lexington Ave. local street will have a 43% surplus capacity based upon a Level of Service C standard. It is noted that the TIS and LOS analysis is based on the project's request of 200 RV pads. Given current site layout designs, it is expected that the actual number of RV pads will be 25% less than the request. This grants the analysis a more conservative orientation. In addition, acknowledging the nature and function of the Bermuda Lakes RVPD to the North Trail RV Center, many of the project RV trips will be captured internally; i.e., that while their vehicles are being serviced, customer replacement RV's will literally be driving across the street and into the RV park. Again, this grants the analysis a significant conservative basis.
- 11g **FLUCCS Map** - New environmental maps are being submitted at identical 1" = 100-ft scale. A new MCP with FLUCCS exhibit is also being submitted so as to facilitate staff analysis.
- 12a **Easements** - The revised MCP incorporates and identifies the two public easements by their Instrument Numbers. A new easement will be granted through the commonly owned adjoining C-2 property (see Exit 21 LLC Sunbiz Doc. #L1200002270). The easement will maintain FDOT access rights.
- 12b **Access** - The applicant is enclosing the recently filed application to amend DOS 2012-00026 pursuant to Staff request. Finally, the Applicant has revised the Exhibit 19 Deviation Schedule to seek relief from LDC 10-355(a)(1) PUE Easements On Both Roadway Sides, as per staff's request.
- 12h **Open Space Design Plan** - Please refer to the revised Boylan Environmental Consultants revised Indigenous Preserve Map and Indigenous Vegetation Credit Table. The Applicant has revised the native vegetation calculations by removing non-native wetland buffer areas from the calculations. The project requires 7.31-acres of native open space; the project is providing 7.46-acres of native open space. Finally, please see the submitted Indigenous Management Plan, FLUCCS Map and MCP in regard to buffers surrounding the wetland conservation areas. The non-native FLUCCS 260E1 around Preserve 1, the non-native FLUCCS 510 around Preserve 2 and the non-native 210E1 and 740H around Preserve 3 are excluded from the project's Native Open Space calculations.

Please refer to the Revised June 2014 Boylan Environmental Consultants Indigenous Preserve, Enhancement and Restoration Plan.

- 12j **Easement Use and Encroachment** - The MCP has been revised to label the subject C-2 property as Preserve as per DO 89-07-019-00D and Plat Bk 63 Pg 98.

The MCP's western RV loop access way design has been modified in a manner that avoids the west boundary drainage discharge easement (Section C:C). Hence written documentation pertaining to use and encroachment will not be needed. The response to providing written documentation pertaining to use and encroachment into the FDOT Access Easement located along the northwest lake segment is as follows. Please see the attachment to this correspondence, FDOT Perpetual Easement Instrument # 2009000074398, dated 03/23/09 (see MCP's Section B:B). The subject 50-ft. wide Perpetual Easement granted to FDOT for storm water management construction and maintenance access is non-exclusive. It specifically permits the property owner to use the easement for a road, driveway, parking, landscaping, utilities, signs, dry detention and density calculations for future property development. The easement stipulates that the owner may not construct improvements on the parcel that will interfere with FDOT easement use. The Perpetual Easement specifically identifies large trees, ponds, buildings and signs as being prohibited within the easement. The Applicant has modified the Deviation 1(b) request to be consistent with the identified large tree prohibition. Please refer to the revised Exhibit 19 Deviation Schedule.

- 12K **Excavations** - The MCP and Exhibit 19 have been revised to eliminate Deviation Three Littoral Shelf Plantings LDC 10-418(2)(a, b, c, d). A deviation to LDC 10-418(a) Shoreline Configuration, Deviation 4, is being requested for the 290-ft. +/- eastern lake edge. Littoral shelf plantings will be required though not within a sinuous shoreline configuration. The Applicant is proposing a linear bulk head for the subject east lake area.

- 13 **Uses** - The MCP has been revised to identify Boat Ramp and Dockage.
- 14 **Deviation 1 Buffers** - Please refer to the revised MCP and Ex.19 Deviation Schedule. Buffer deviations are sub-categorized into four distinct requests. For common ownership documentation please download **Exit 21 LLC** Sunbiz Doc. #L1200002270, Alan Erp, Manager.
- 33 **Community Planning** - Please refer to the General Notes and Comments From the 22 July Meeting attached to this correspondence.
- 11a **Easements** - The revised MCP incorporates and identifies the two public easements by their Instrument Numbers. The new easement will be granted to the Applicant prior to the issuance of the Staff Report. This new easement will maintain FDOT access rights.
- 11c **Lots & Development Standards** - Please refer to the revised Exhibit 15 Request Statement Development Standards. The minimum RV lot area is 2,500 SF, the MCP's RV Lot Detail has been revised to depict 30-ft. lot width min. with a varied lot depth, albeit shown at 80-ft.. Internal Walls and Appurtenance setbacks are deleted, and RV side yard setbacks identified and clarified. A one acre lot area maximum is identified for the Maintenance Building and Operations area; accessory use setbacks are identified within Exhibit 15.
- 13a **Proposed Uses** - Please see the revised Exhibit 18 Schedule of Uses.
- 14 **Deviation Schedule and Justification** - Please review Exhibit 18 Deviation Schedule; Deviations 2, 3, 8 and 10 have been deleted from the schedule and MCP.

Total Site Acreage: 48.78

Open Space Percentage

Requirement: 30%

Open Space Requirement: 14.63

Indigenous Requirement: 7.32

Preserve Area 1

Area #	FLUCFCS	Wetland	Acreage	Base Multiplier	Indigenous Credit	Reason	Total Acreage	Actual Acreage
1	617E2	Y	2.10	1:1	-	Wetland Preserve	2.10	2.10
Subtotal							2.10	2.10

Preserve Area 2

Area #	FLUCFCS	Wetland	Acreage	Base Multiplier	10% Credit	Reason	Total Acreage	Actual Acreage
1	617E2	Y	2.30	1:1	-	Wetland Preserve	2.30	2.30
2	616E2	Y	0.52	1:1	-	Wetland Preserve	0.52	0.52
3	411E2	N	0.18	1:1	-	Upland Buffer	0.18	0.18
4	411E2	N	0.18	1:1	-	Upland Buffer	0.18	0.18
Subtotal							3.18	3.18

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Preserve Area 3

Area #	FLUCFCS	Wetland	Acreage	Base Multiplier	10% Credit	Reason	Total Acreage	Actual Acreage
1	621E2	Y	1.93	1:1	-	Wetland Preserve	1.93	1.93
2	428E1H	Y	0.14	1:1	-	Wetland Preserve	0.14	0.14
3	411E2	N	0.10	1:1	-	Upland Buffer	0.10	0.10
4	428E1	N	0.01	1:1	-	Upland Buffer	0.01	0.01

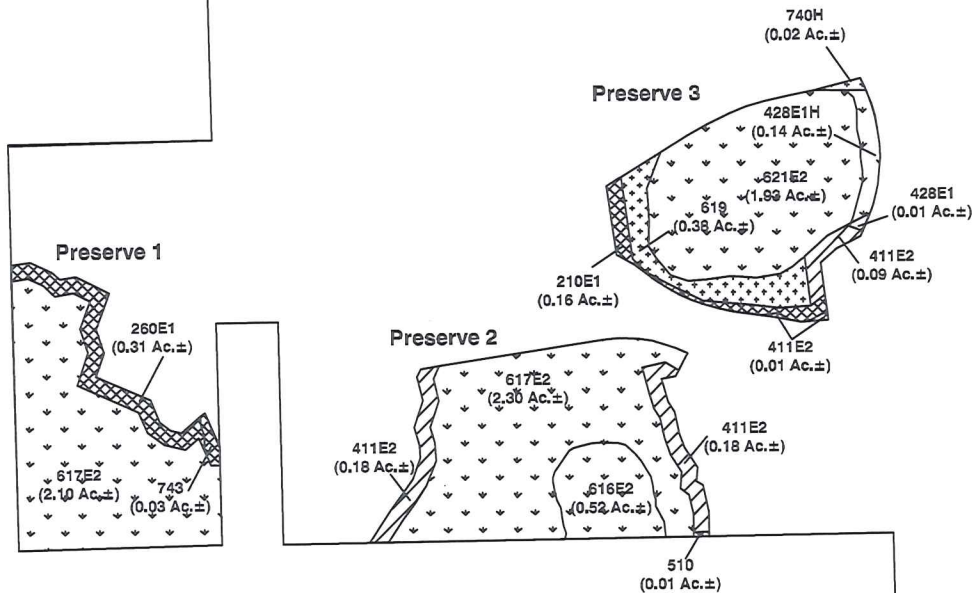
Subtotal 2.18 2.18

PRESERVE	ACTUAL ACREAGE	TOTAL INDIGENOUS ACREAGE
PRESERVE 1	2.10 ACRES	2.10 ACRES
PRESERVE 2	3.18 ACRES	3.18 ACRES
PRESERVE 3	2.18 ACRES	2.18 ACRES
TOTAL	7.46 ACRES	7.46 ACRES

PROPOSED INDIGENOUS (7.46 ACRES) EXCEEDS REQUIREMENT (7.32 ACRES)

*All preserve, open space and landscape buffer areas will be finalized prior to DO approval.

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Scale: 1" = 300'

Legend

- Indigenous Wetland Preserve (6.99± Ac.)
- Indigenous Uplands Preserve (0.47± Ac.)
- Other Wetland Preserve (0.40± Ac.)
- Other Uplands Preserve (0.50± Ac.)
- OSW Preserve (0.01± Ac.)

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).

Boundary was acquired from Banks Engineering, Inc on 5/7/14 Drawing 2062NT_EXIST-BASE.dwg

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

Indigenous FLUCFCS Legend			
FLUCFCS CODE	COMMUNITY	INDIGENOUS UPLANDS	INDIGENOUS WETLANDS
411E2	Pine Flatwoods(25-49% Exotics)	7.19± Ac	-
428E1	Cabbage Palm(1-24% Exotics)	0.45± Ac	-
428H	Cabbage Palm, Hydric	-	0.40± Ac
438E1	Mixed Hardwoods(1-24% Exotics)	1.58± Ac	-
616E2	Inland Pond and Slough(25-49% Exotics)	-	0.52± Ac
617E2	Mixed Wetland Hardwoods(25-49% Exotics)	-	5.60± Ac
619	Exotic Wetland Hardwoods	-	0.38± Ac
621E2	Cypress(25-49% Exotics)	-	1.93± Ac
Total		9.22± Ac	8.83± Ac

Boylan
Environmental
Consultants, Inc.

Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments

11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (239) 418-0671

Drawn By: **KAS** Date: **7/22/14**

Job Number: **2014-3**

S/T/R: **4/44S/25E**

Bermuda Lakes

Indigenous Preserve - FLUCFCS Map

Category	Revisions	Date:	Page
FLUCFCS			
Scale:			
1" = 300'			Exhibit
County			
Lee			

DOI 2014-00010

07-PE.02-04/93

Date: February 23, 2009
This instrument prepared
under the direction of:
Anthony J. Stevens
Interim Chief Counsel D1
Post Office Box 1249
City: Bartow, Florida 33830
Department of Transportation

F.P. NO. 4110381
PARCEL 803.1
SECTION 12075-000
STATE ROAD 93 (I-75)
COUNTY Lee

PERPETUAL EASEMENT

THIS EASEMENT made this 23rd day of March,
2009, by B.E. DEVCO, L.L.C., a(n) Florida Limited Liability
Company, grantor, to the STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION its successors and assigns, grantee, whose post
office address is: Post Office Box 1249, Bartow, Florida
33831-1249.

WITNESSETH: That the grantor for and in consideration of the sum
of One Dollar and other valuable considerations paid, the receipt
and sufficiency of which is hereby acknowledged, hereby grants
unto the grantee, its successors and assigns, a perpetual
easement for the purpose of: The purpose of this perpetual
easement is to provide for utilities; ingress and egress to the
stormwater management facility, construction and maintenance of
pipng and control structures, harmonization of access to the
improved roadway, and for harmonization of the property. This is
a non-exclusive easement which will allow the owner to use the
easement area for any use not inconsistent with the department's
use of the easement, including, but not limited to a public road,
driveways, parking, traffic circulation, landscaping, utilities,
cultivation of crops, signs, dry detention, and density and set-
back calculations for development purposes. The owner of the
parcel may not construct improvements on the parcel that will
interfere with the department use of the easement. This easement
specifically prohibits large trees, ponds, buildings, and signs
that are larger than a single column ground sign with more than a
four (4") diameter (FDOT may waive any of these restrictions).
If the owner makes any improvements within the easement which are
consistent with this easement and the department disturbs those
improvements in conjunction with its use of the easement area,
then the department will restore any disturbed improvements to a
condition as good as they were before being disturbed by the
department in, over, under, upon and through the following
described land in Lee County, Florida, viz:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the same unto said grantee, its
successors and assigns forever, and the grantor will defend the
title to said lands against all persons claiming by, through or
under said grantor.

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IN WITNESS WHEREOF, said grantor has caused these presents to be executed in its name, and its corporate seal to the hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of: (TWO witnesses or
Corporate Seal required by Florida Law)

WITNESSES

Maria Diaz (SEAL)
Signature

Maria Diaz
Print/Type Name

Michon Chunn (SEAL)
Signature

Michon Chunn
Print/Type Name

GRANTOR(S)

B.E. Devco, L.L.C.

Name: STEVEN J. MULLERSMAN

TITLE: MANAGING MEMBER

ATTEST: _____ (SEAL)

Name: _____

TITLE: _____

Grantor(s)' Mailing Address:

2190 J & C Boulevard

Naples, Florida 34109

(Corporate Seal)

STATE OF Florida

COUNTY OF Collier

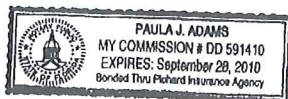
The foregoing instrument was acknowledged before me this
23rd day of March, 2009, by Steven J. Mullersman
Managing Member of B.E. Devco, LLC
Florida Corporation, on
behalf of the Corporation, who is personally known to me or who
has produced FL Drivers license as identification.

Paula J. Adams
Name:

Notary Public in and for the
County and State last
aforesaid.

My Commission Expires: _____

Serial No., if any: _____



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F.P. NO. 4110381

SECTION 12075-000

PARCEL 803

PERPETUAL EASEMENT

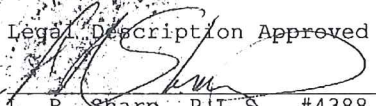
That portion of the southwest 1/4 of Section 3, Township 44 South, Range 25 East, Lee County, Florida.

Being described as follows:

Commence at the northwest corner of the southwest 1/4 of said Section 3; thence along the west line of said Section 3, South 00°57'25" East a distance of 865.24 feet to the south line of Underwood Subdivision, a subdivision (as per plat thereof recorded in Plat Book 12, Page 27, Public Records of Lee County, Florida) for a POINT OF BEGINNING; thence along said south line, North 89°10'07" East a distance of 727.55 feet to the east line of said subdivision; thence South 00°56'05" East a distance of 8.00 feet; thence North 89°10'07" East a distance of 50.00 feet; thence South 00°56'05" East a distance of 42.00 feet; thence South 89°10'07" West a distance of 777.53 feet to the west line of said Section 3; thence along said west line, North 00°57'25" West a distance of 50.00 feet to the POINT OF BEGINNING.

Containing 38,477 square feet.

Legal Description Approved by:


L. R. Sharp P.L.S. #4388

Date: 2/23/2009

NOT VALID UNLESS EMBOSSED

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**DOS**

2	0	1	2	-	0	0	0	2	6
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APPLICATION FOR MINOR CHANGE TO A DEVELOPMENT ORDER FOR UNINCORPORATED AREAS ONLY

Minor Change #: 3
Project Name: North Trail RV
STRAP #: 03-44-25-00-00013.0020;03-44-25-00-00013.0040;03-44-25-00-00013.0050
Applicant Name: Albert Erp
Contact Person: Kimberly Schlachta
Street Address: 11000 Metro Parkway, Suite 4
City, State, Zip: Fort Myers, FL 33966
Phone Number: 239-418-0671 Fax Number: 239-418-0672

Specific changes covered by this application. Indicate plan sheet and changes.

NOTE: This application must itemize and describe the changes. Phrases such as "see plan" are unacceptable. If the scope of the project is proposed to be changed, the previously approved parameters and the proposed parameters must be listed. If this is a resubmittal for a previously denied Minor Change, it must be so noted. Use additional sheets if needed.

Reduce the provided open space in Preserve Area 3 (FLUCFCS 211) by 0.13 acres to allow for an access easement. The remaining proposed indigenous (7.49 ac) still exceeds the requirement of 7.341 acres.

I, Kimberly Schlachta, certify that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.

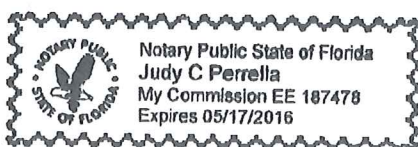
Kimberly Schlachta
Signature of owner or owner-authorized agent

7-23-14
Date

KIMBERLY SCHLACHTA
Typed or printed name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 7-23-14 (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



Judy C Perrella
Signature of notary public

JUDY C PERRELLA
Typed or printed name of notary public

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***** IMPORTANT NOTICE *****

Small Projects are limited to two (2) Minor Change applications. Large Projects are limited to four (4) Minor Change applications. In the event that it is determined that this is not a Minor Change, it will be necessary to file for an Amendment to the Development Order.

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING INFORMATION:

- ☒ One (1) original and 5 copies of application and supporting documentation
- ☒ Six (6) sealed copies of the revised site plan, with all changes high-lighted
- ☒ Submittal fee

.....

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

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**North Trail RV Expansion
Section 3; Township 44 South; Range 25 East
Lee County, Florida**

Preliminary Indigenous Calcs.

Revised: July, 2014
February, 2012

Project No. 2011-43

11000 Metro Parkway Suite 4
Fort Myers, Florida 33966
(239) 418-0671 phone / (239) 418-0672 fax

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INTRODUCTION

The 48.94 acre site is located in portions of Section 3, Township 44 South, Range 25 East, in Lee County, Florida.

Per the Lee County Land Development Code, Section 10-415(b)(1), large developments, with existing indigenous native vegetation, must provide open space requirement through the onsite preservation of existing indigenous native vegetation. This plan describes how this requirement will be met.

OPEN SPACE AND INDIGENOUS PRESERVATION

The proposed project is required to provide a minimum of 30% open space for Commerical areas. Fifty percent of the required open space must be provided through the preservation of existing indigenous plant communities.

The proposed plan commits to meeting this requirement through a combination of preservation, enhancement and restoration.

The proposed indigenous preserve includes upland and pine forests, mixed hardwood wetlands, and additional disturbed areas that may be replanted and restored to native communities.

The indigenous preserve is designed to provide habitat for potentially listed species on site and to preserve some of the existing wetlands along with additional uplands to buffer the wetland preserves.

The remainder of the indigenous requirement will be provided through the preservation, restoration and enhancement of areas within the landscape buffer and additional open space areas.

The proposed preserves are consistent with the Lee Plan and the Land Development Code standards in that it meets the goals to protect indigenous communities, protected species habitat and wetlands onsite.

EXISTING VEGETATION

See attached Indigenous Map. (EXHIBIT A)

Supplemental Upland Plantings

Upland plantings will be installed within the upland pasture and disturbed areas within the proposed preserves (FLUCFCS 211, 743), to restore the vegetation resulting from clearing and cattle disturbance. This area will be replanted with trees, shrubs and groundcover plants to mimic a native community. Trees would be a minimum 6' on 12' centers and shrubs would be

North Trail RV Expansion
Indigenous

minimum 3 gallon on 5' centers. Groundcover planting will be min 2" liner or bare root upon 3 foot centers. At a minimum, the plant species listed will be included.

Preserve - Upland Plantings.

Common Name	Minimum size or better	Planting Density	Plant *Numbers
Trees			
Live Oak	6-8' tall	12' o.c.	TBD
Slash Pine	6-8' tall	12' o.c.	
Cabbage Palm	6-8' tall	12' o.c.	
Shrubs			
Wax-myrtle	3 gal.	5' o.c.	TBD
Myrsine	3 gal.	5' o.c.	
Wild Coffee	3 gal.	5' o.c.	
Beauty berry	3 gal.	5' o.c.	
Herbs			
Wire grass	Bare root	3' o.c.	TBD
Shiny Blueberry	Bare root	3' o.c.	
Love Grass	Bare root	3' o.c.	
Fakahatchee Grass	Bare root	3' o.c.	
Muhly Grass	Bare root	3' o.c.	
Saw Palmetto	1-gal	5' o.c.	
Gopher Apple	Bare root	3' o.c.	

INDIGENOUS PRESERVE CALCULATIONS TABLE:

Per **LDC** Section 10-415(b)(1), large developments, with existing indigenous native vegetation, must provide 50 percent of their open space percentage requirement through the onsite preservation of existing indigenous native vegetation.

Per **LDC** Section 10-415(b)(2), as an incentive to preserve indigenous native upland plant communities in large tracts, a scaled open space credit for single preserve areas will be granted as follows:

INDIGENOUS VEGETATION CREDIT		
Credit provided	Minimum size	Minimum width
110%	1/2 acre	50 feet
125%	1 acre	75 feet
150%	3 acres	150 feet

North Trail RV Expansion
Indigenous

Total Site Acreage: 48.94

Open Space Percentage

Requirement: 30%

Open Space Requirement: 14.682

Indigenous Requirement: 7.341

Preserve Area 1

Area #	FLUCFCS	Wetland	Acreage	Base Multiplier	Indigenous Credit	Reason	Total Acreage	Actual Acreage
1	4301	N	0.54	1:1	110%	Upland Preserve	0.594	0.54
2	617E1	Y	0.14	1:1		>1/2 ac, > 50 ft Wetland	0.14	0.14
Subtotal							0.734	0.68

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North Trail RV Expansion
Indigenous

Preserve Area 2

Area #	FLUCFCS	Wetland	Acreage	Base Multiplier	Credit	Reason	Total Acreage	Actual Acreage
1	4301	N	0.66	1:1	110%	Upland Preserve >1/2 ac, > 50 ft	0.726	0.66
2	617E1	Y	0.55	1:1		Wetland	0.55	0.55
Subtotal							1.276	1.21

Preserve Area 3

Area #	FLUCFCS	Wetland	Acreage	Base Multiplier	Credit	Reason	Total Acreage	Actual Acreage
1	211	N	1.36	2:1	-	Upland Restoration	0.68	1.36
4	4301	N	1.16	1:1	125%	Upland Preserve >1 ac, > 75 ft	1.45	1.1
	4301	N	0.60	1:1	110%	Upland Preserve >1/2 ac, > 50 ft	0.66	0.60
	500	N	0.11	1:1		OSW	0.11	0.11
	510	N	0.29	1:1		OSW	0.29	0.29
	621E1	Y	1.32	1:1		Wetland	1.32	1.32
	621E1	Y	0.04	1:1		Wetland	0.04	0.04
	617E1	Y	0.06	1:1		Wetland	0.06	0.06
	743	N	0.09	2:1	-	Upland Restoration	0.045	0.09
Subtotal							4.66	4.97

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North Trail RV Expansion
Indigenous

Preserve Area 2(With Additional area)

Area #	FLUCFCS	Wetland	Acreage	Base Multiplier	Credit	Reason	Total Acreage	Actual Acreage
1	4301	N	1.24	1:1	125%	Upland Preserve >1 ac, > 75 ft	1.55	1.24
2	617E1	Y	0.55	1:1		Wetland	0.55	0.55
			1.37					
						Subtotal	2.1	1.79

TOTAL INDIGENOUS PROPOSED

PRESERVE	ACTUAL ACREAGE	TOTAL INDIGENOUS ACREAGE
PRESERVE 1	0.68 ACRES	0.734 ACRES
PRESERVE 2	1.21 ACRES	1.276 ACRES
PRESERVE 3	4.97 ACRES	4.66 ACRES
TOTAL	6.86 ACRES	6.67 ACRES

PRESERVE	ACTUAL ACREAGE	TOTAL INDIGENOUS ACREAGE
PRESERVE 1	0.68 ACRES	0.734 ACRES
PRESERVE 2(WITH ADD AREA)	1.79 ACRES	2.1 ACRES
PRESERVE 3	4.97 ACRES	4.66 ACRES
TOTAL	7.44 ACRES	7.49 ACRES

PROPOSED INDIGENOUS (7.49 ACRES) EXCEEDS REQUIREMENT (7.341 ACRES)

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North Trail RV Expansion
Section 3; Township 44 South; Range 25 East
Lee County, Florida

Lee County Indigenous Management Plan

Lee County Development Order Application #: DOS2012-00026

Revised: July, 2014
Revised: September, 2012

Project No. 2011-43

11000 Metro Parkway Suite 4
Fort Myers, Florida 33966
(239) 418-0671 phone / (239) 418-0672 fax

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**North Trail RV Expansion
Indigenous Management Plan**

INTRODUCTION

The 48.94± acre parcel is located in portions of Section 3, Township 44 South, Range 25 East, in Lee County, Florida. Specifically, it is situated north of Tice Avenue, west of I-75 and borders Lexington Avenue. Please see the attached Project Location Map **Exhibit A**.

Per the Lee County Land Development Code, Section 10-415(b)(1), large developments, with existing indigenous native vegetation, must provide open space requirement through the onsite preservation of existing indigenous native vegetation. There are preserve areas located on the east and west side of Lexington Avenue. These preserve areas include:

Preserve Area West Side of Lexington Avenue – 2.32± Acres

Preservation/ Enhancement

1.42± acres Wetlands

0.61± acres Upland Buffer

0.29± acres OSW Preserve

Preserve Area East Side of Lexington Avenue – 1.06± Acres

Preservation/ Enhancement

0.69± acres Wetlands

0.37± acres Upland Buffer

Please see the attached Preserve Map by FLUCFCS **Exhibit B**.

The goal of this management plan is to improve the condition of the preserves on the property. The proposed project would like to continue to provide an area for wildlife utilization. No supplemental plantings are proposed within the preserve areas. The preserve areas will not be planted with trees, shrubs, or other grasses. It is estimated that there should be a seed bank of appropriate native herbaceous plants, consequently, once the exotics are removed, the area will be left to vegetate naturally. If, however, after two years there is not 80 percent coverage of native vegetation, then a planting plan will be implemented. A list of plants that may be installed are in Table 1. **Note: Prior to the initiation of any site work, the preserves must be survey located, and Lee County must be notified.**

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2
COMMUNITY DEVELOPMENT

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**North Trail RV Expansion
Indigenous Management Plan**

TABLE 1. PLANT SPECIES, SIZE, AND DENSITY

Common Name	Minimum Size or Better	Planting Density	Notes
Trees*			Trees to be planted in wetland and clustered to mimic natural conditions.
Pond apple	6-8' tall	12' o.c.	
Red maple	6-8' tall	12' o.c.	
Swamp ash	6-8' tall	12' o.c.	
Laurel oak	6-8' tall	12' o.c.	
Slash pine	6-8' tall	12' o.c.	
Cypress	6-8' tall	12' o.c.	
Dahoon holly	6-8' tall	12' o.c.	
Shrubs*			Shrubs to be planted in wetland and clustered to mimic natural conditions.
Wax myrtle	4-6' tall	8' o.c.	
Myrsine	4-6' tall	8' o.c.	
Button bush	4-6' tall	8' o.c.	
Coco plum	4-6' tall	8' o.c.	
Dahoon Holly	4-6' tall	8' o.c.	
Saltbush	4-6' tall	8' o.c.	

TABLE 1. PLANT SPECIES, SIZE, AND DENSITY (CONTINUED)

Common Name	Minimum Size or Better	Planting Density	Notes
Ground Cover*			Herbaceous plant species will be implemented if after 2 years, 80% coverage by native plants has not occurred.
Saw grass	2" liner	3' o.c.	
Swamp fern	2" liner	3' o.c.	
Smooth cord grass	2" liner	3' o.c.	
Black needle rush	2" liner	3' o.c.	
Cord grass	2" liner	3' o.c.	

*Substitutes to the above plant list may be made after review and approval by Lee County staff. The balance of the preserves will not require planting due to the existence of appropriate native vegetation in all strata. All planted material will be watered as necessary to ensure survivability.

METHOD AND FREQUENCY OF PRUNING AND TRIMMING

The preserve area will be prepared subsequent to Development Order approval. The preserve areas will be survey staked. A point map will be provided for the preserve areas prior to any vegetation removal permit being issued. The preserve staking will be inspected by County staff.

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**North Trail RV Expansion
Indigenous Management Plan**

A vegetation clearing permit will be issued for minor clearing for the exotic removal and the installation of the silt fence.

Following the initial removal of exotics and the establishment of the preserves, maintenance will occur annually according to the schedule provided in Table 1 below. The indigenous vegetation will be maintained in accordance with Lee County Development Code Section 10-421 (c). Any herbicides will be applied with a tracer dye and according to current standards by a licensed herbicide applicator. No debris will be left onsite.

Pruning of indigenous vegetation will only occur when necessary and following the approval by Lee County's Division of Environmental Sciences staff. All trimmed indigenous vegetation will be removed from the preserves, the same procedure that is used for exotic vegetation removed from the preserves. Any herbicides will be applied according to current standards and by a licensed herbicide applicator.

NOTE: Prior to any preserve maintenance, Division of Environmental Sciences must be notified.

TABLE 2: PRESERVE MAINTENANCE SCHEDULE

Maintenance Event	Maintenance Date
Initial Exotic Removal	January, 2013
1 st annual treatment	March, 2014
2 nd annual treatment	March, 2015
3 rd annual treatment	March, 2016
4 th annual treatment	March, 2017
5 th annual treatment	March, 2018
Maintenance will occur annually in perpetuity.	

EXOTIC/NUISANCE PLANT REMOVAL AND TREATMENT

The colonization of exotic and nuisance plants displaces native plants and reduces habitat values, as well as negatively impact aesthetic values. An active exotic and nuisance plant removal and maintenance program will ensure the viability, value, and aesthetics of the preserves. The exotic plant removal and maintenance program will be implemented by and the responsibility of the owner or their successor.

The purpose of this plan is to ensure that preserves are maintained free of exotic and nuisance plants in perpetuity. This is achieved by establishing a scheduled program to maintain the site free of exotic and nuisance plants. The 21 species of exotic and nuisance plants are defined per LDC 10-420(h). The program involves two phases, the initial exotic removal and the subsequent annual maintenance. Exotic and nuisance plants will be killed in a manner consistent with current approved exotic and nuisance plant removal practices.

If possible larger trees will be cut with hand tools (machete, and chainsaws) at stump height, stump treated, and the resultant debris will be raked and hand removed from the site. Stumps

**North Trail RV Expansion
Indigenous Management Plan**

will be treated with an EPA approved herbicide containing an indicator dye. Trees too large to be practically cut will be treated in place upon Lee County Environmental Staff approval. Smaller saplings and shrubs will be treated in place with an approved herbicide containing an indicator dye. No exotics will be stockpiled within the preserve area. Any staging areas for removed debris will be placed outside of the preserve and will be determined by the contractor. All removed vegetation will be taken offsite.

Access to the preserves will be located along the north, south, east, and west sides of the preserve areas, depending on preserve locations (**Exhibit D**). Exotic and nuisance plants will be killed in a manner consistent with current approved exotic and nuisance plant removal practices. At no time shall exotic and nuisance vegetation constitute more than 5 percent of the total vegetative cover between inspections. The maintenance program will be conducted in perpetuity.

DEBRIS REMOVAL

Debris in the preserve areas will be removed during initial formation of the preserve areas. Any trimmed vegetation will be raked and hand removed from the site. Indigenous vegetation will be flagged and debris removal will avoid damaging or disrupting areas surrounding these plants to the greatest extent possible. No large debris (ie. cars, refrigerators) are currently located within the preserve areas. These areas will be checked every two months in order to insure that it is kept free of garbage/debris. Any garbage found will be removed from the preserves and disposed of in the proper receptacles.

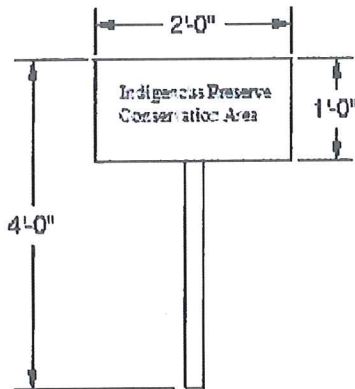
PROTECTED SPECIES

The welfare of listed species is an important consideration of this plan. In many cases, protected species will benefit from proper management of their natural communities.

SIGNAGE AND EDUCATIONAL MATERIAL

Signage is an important part of providing education for the public concerning the natural resources of the preserve and the importance of the management actions undertaken. Signage for the preserves shall note that the posted area is a protected area. Details of the type of habitat may also be included. Signs will be placed approximately every 300 feet along the perimeter of the preserve. The signs will be placed following the construction of the work authorized by this D.O., at a minimum stating the following:

**North Trail RV Expansion
Indigenous Management Plan**



Preserve Sign Detail

Since the project is a commercial development no education brochures will be developed.

MONITORING

In order to maintain and improve the effectiveness of the Management Plan, the preserve areas will be monitored for changes in vegetation composition, and wildlife usage. Monitoring will consist of a baseline monitoring event and report, a time-zero monitoring event and report, and five annual monitoring events and reports.

The baseline monitoring report documents habitat conditions prior to the initial exotic removal. Two transects and ten permanent photo-point stations will be established and panoramic photographs will be taken at each photo-point (Exhibit C).

The time-zero monitoring report will document conditions immediately following the initial exotic removal. Annual monitoring reports will document the habitat conditions following annual maintenance activities within the preserves. All monitoring reports will contain panoramic photographs, percent coverage of exotic and nuisance plant species, and wildlife observations.

The following table is an approximate work schedule for monitoring reports.

North Trail RV Expansion
Indigenous Management Plan

Table 3. Approximate Monitoring and Maintenance Schedule

Completion Date	Activity
December, 2012	Baseline Monitoring report
January, 2013	Initial Exotic Removal
January, 2013	Record Conservation Easements
April, 2013	Time Zero Monitoring Report
March, 2014	Maintenance Activity
April, 2014	First Annual Monitoring Report
March, 2015	Maintenance Activity
April, 2015	Second Annual Monitoring Report
March, 2016	Maintenance Activity
April, 2016	Third Annual Monitoring Report
March, 2017	Maintenance Activity
April, 2017	Fourth Annual Monitoring Report
March, 2018	Maintenance Activity
April, 2018	Fifth Annual Monitoring Report

Adjustments to the above schedule can be made with County approval.

Project Name
Indigenous Management Plan

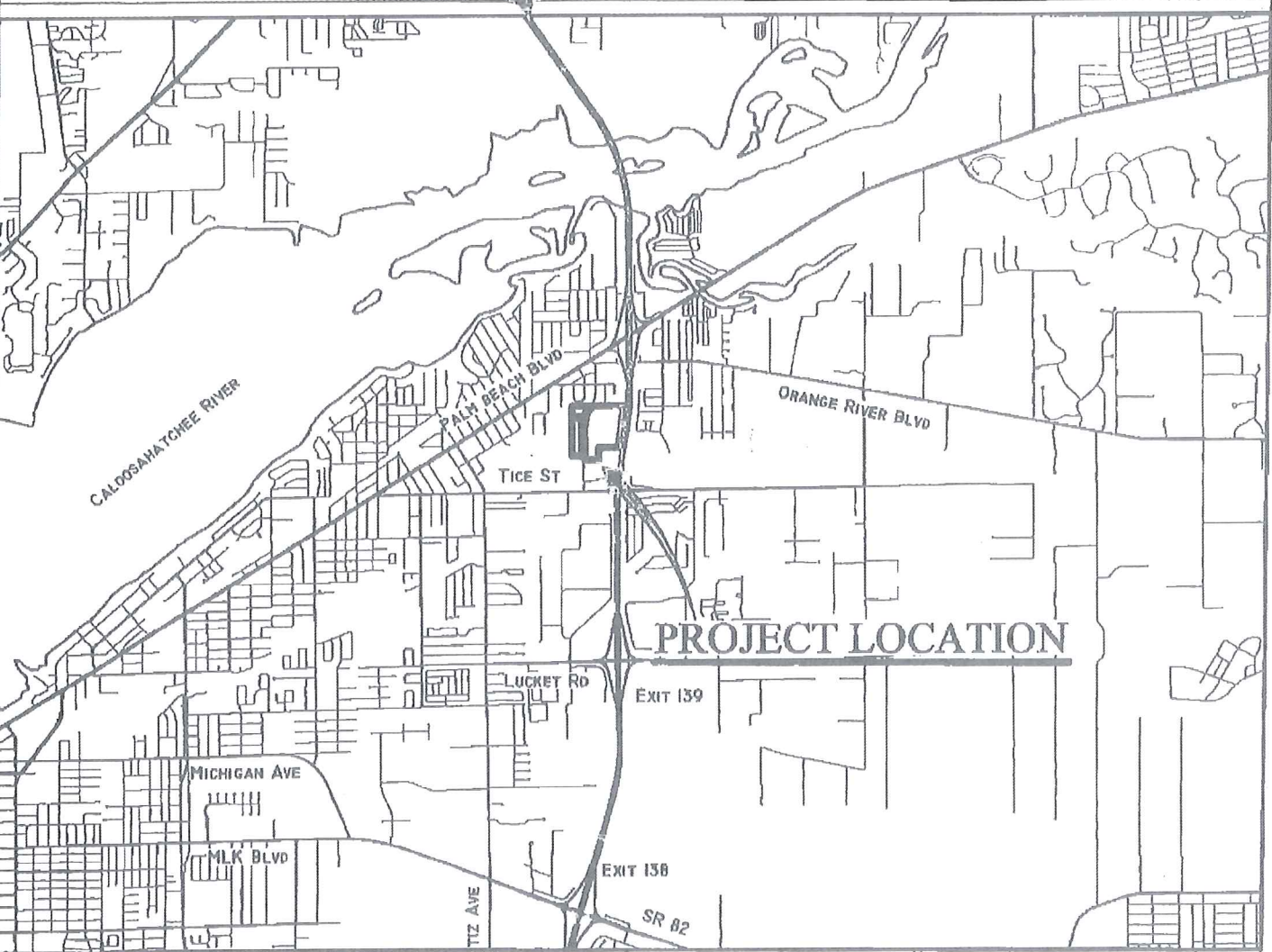
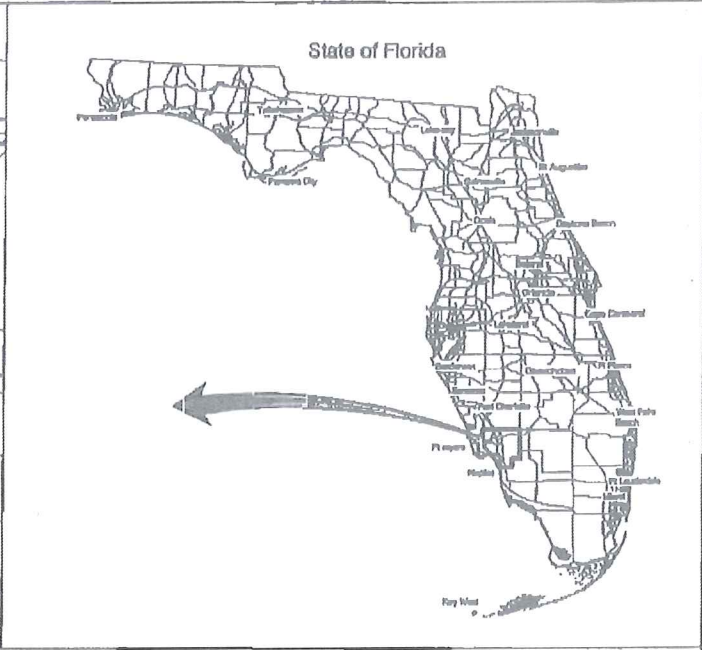
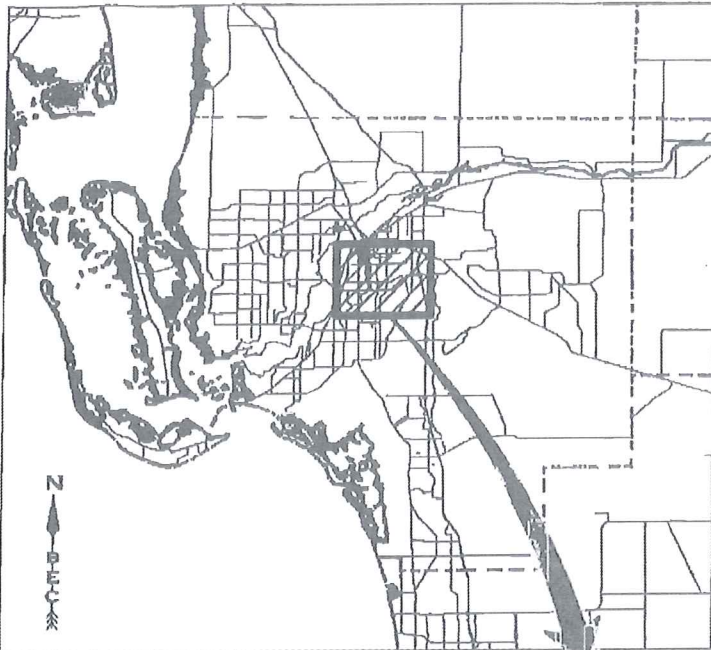
Exhibit A
Project Location Map

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X:\BEC\2011\2011-43 North Trail RV Expansion\0011\Lee Map.dwg Tab: B.L 11 Jun 13, 2012 - 0:31am Plotted by: brian

Boylan Environmental Consultants, Inc.
 Wildlife & Wildlife Services, Environmental Permitting,
 & Airport Assessments
 11000 Metro Parkway, Suite 4, Ft. Myers, FL 33956 (239) 418-0571

Drawn By:	Date:	Category:
B.K.M.	1/20/12	Location Map
Job Number:		Scale:
2011-43		NTS
S/T/R		County
3/44S/25E		Lee

North Trail RV Expansion
Project Location Map

Page
Exhibit

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**North Trail RV Expansion
Indigenous Management Plan**

Exhibit B

Preserve Map by FLUCFCS

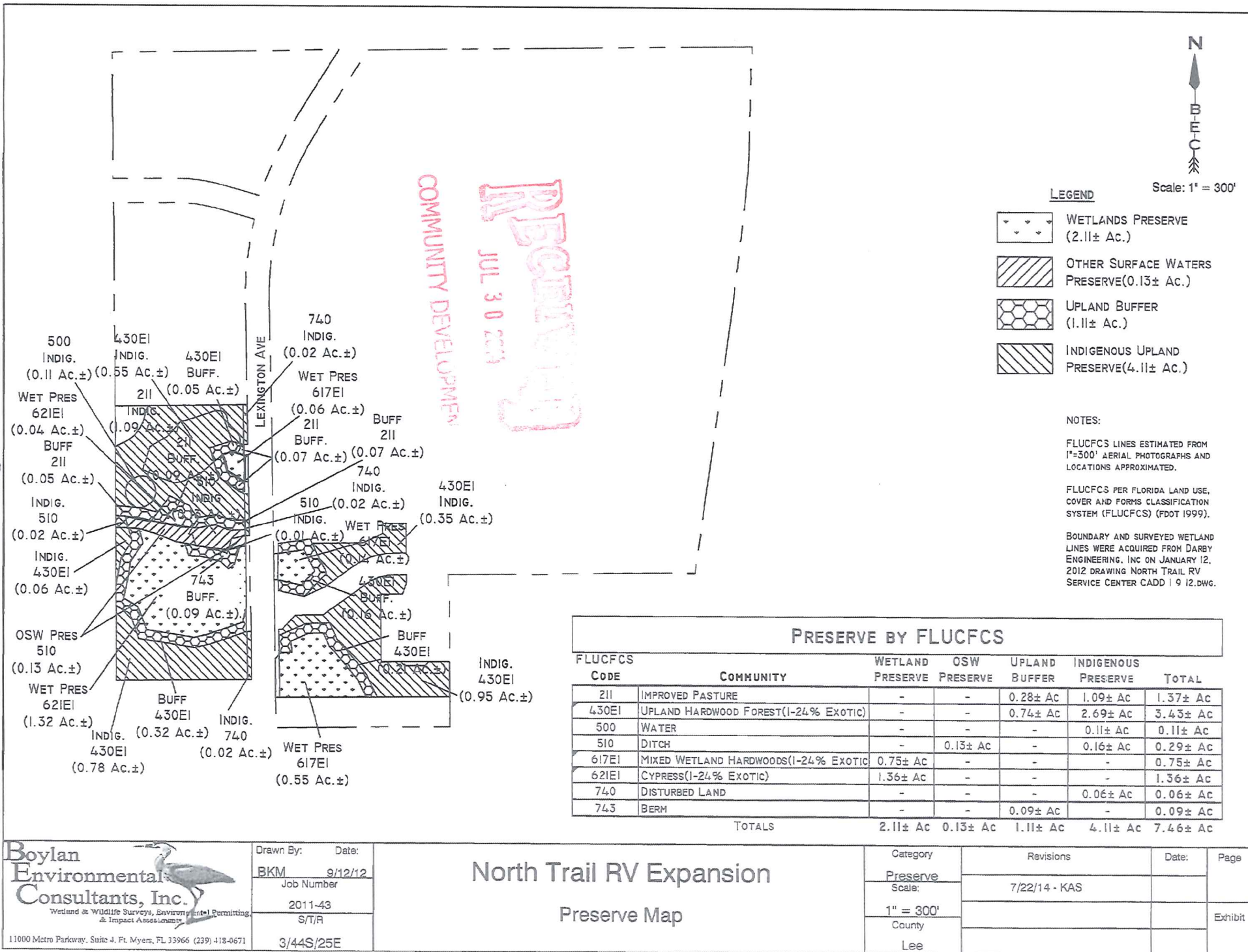
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**North Trail RV Expansion
Indigenous Management Plan**

**Exhibit C
Monitoring Map**

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


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N
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Scale: 1" = 300'

LEGEND

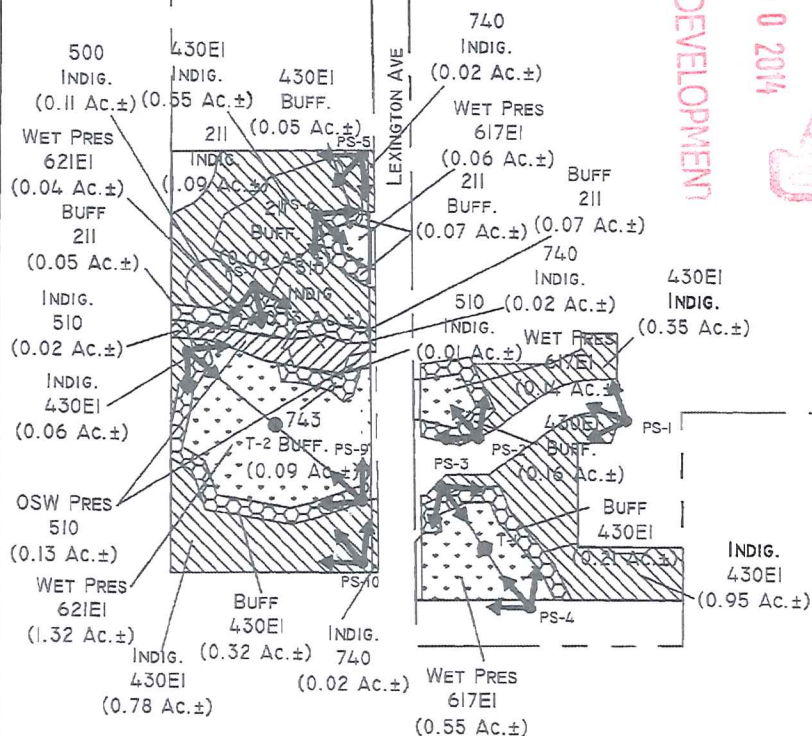
-  WETLANDS PRESERVE (2.11± Ac.)
-  OTHER SURFACE WATERS PRESERVE (0.13± Ac.)
-  UPLAND BUFFER (1.11± Ac.)
-  INDIGENOUS UPLAND PRESERVE (4.11± Ac.)
-  PHOTO STATION (10)
-  PHOTO STATION TRANSECT

NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=300' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (Foot 1999).

BOUNDARY AND SURVEYED WETLAND LINES WERE ACQUIRED FROM DARBY ENGINEERING, INC ON JANUARY 12, 2012 DRAWING NORTH TRAIL RV SERVICE CENTER CADD 19 12.DWG.



PRESERVE BY FLUCFCS

FLUCFCS CODE	COMMUNITY	WETLAND PRESERVE	OSW PRESERVE	UPLAND BUFFER	INDIGENOUS PRESERVE	TOTAL
211	IMPROVED PASTURE	-	-	0.28± Ac	1.09± Ac	1.37± Ac
430EI	UPLAND HARDWOOD FOREST(1-24% EXOTIC)	-	-	0.74± Ac	2.69± Ac	3.43± Ac
500	WATER	-	-	-	0.11± Ac	0.11± Ac
510	DITCH	-	0.13± Ac	-	0.16± Ac	0.29± Ac
617EI	MIXED WETLAND HARDWOODS(1-24% EXOTIC)	0.75± Ac	-	-	-	0.75± Ac
621EI	CYPRESS(1-24% EXOTIC)	1.36± Ac	-	-	-	1.36± Ac
740	DISTURBED LAND	-	-	-	0.06± Ac	0.06± Ac
743	BERM	-	-	0.09± Ac	-	0.09± Ac
TOTALS		2.11± Ac	0.13± Ac	1.11± Ac	4.11± Ac	7.46± Ac

**North Trail RV Expansion
Indigenous Management Plan**

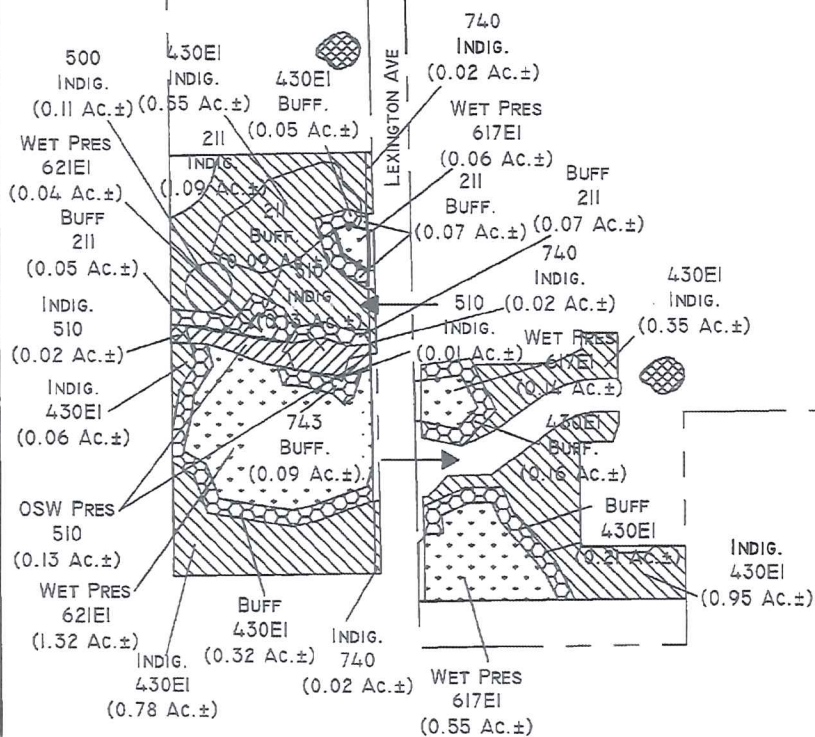
**Exhibit D
Access Map**

Boylan Environmental Consultants, Inc.








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LEGEND

- 
- | | |
|-------------------------------------------------------------------------------------|---------------------------------------------|
|  | WETLANDS PRESERVE
(2.11± AC.) |
|  | OTHER SURFACE WATERS
PRESERVE(0.13± AC.) |
|  | UPLAND BUFFER
(1.11± AC.) |
|  | INDIGENOUS UPLAND
PRESERVE(4.11± AC.) |
|  | STOCKPILE AREAS |
|  | ACCESS POINTS |

NOTES:

FLUCFCS LINES ESTIMATED FROM
1"=300' AERIAL PHOTOGRAPHS AND
LOCATIONS APPROXIMATED.

BOUNDARY AND SURVEYED WETLAND
LINES WERE ACQUIRED FROM DARBY
ENGINEERING, INC ON JANUARY 12,
2012 DRAWING NORTH TRAIL RV
SERVICE CENTER CADD I 9 12.DWG.

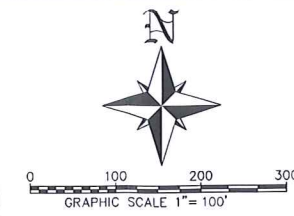
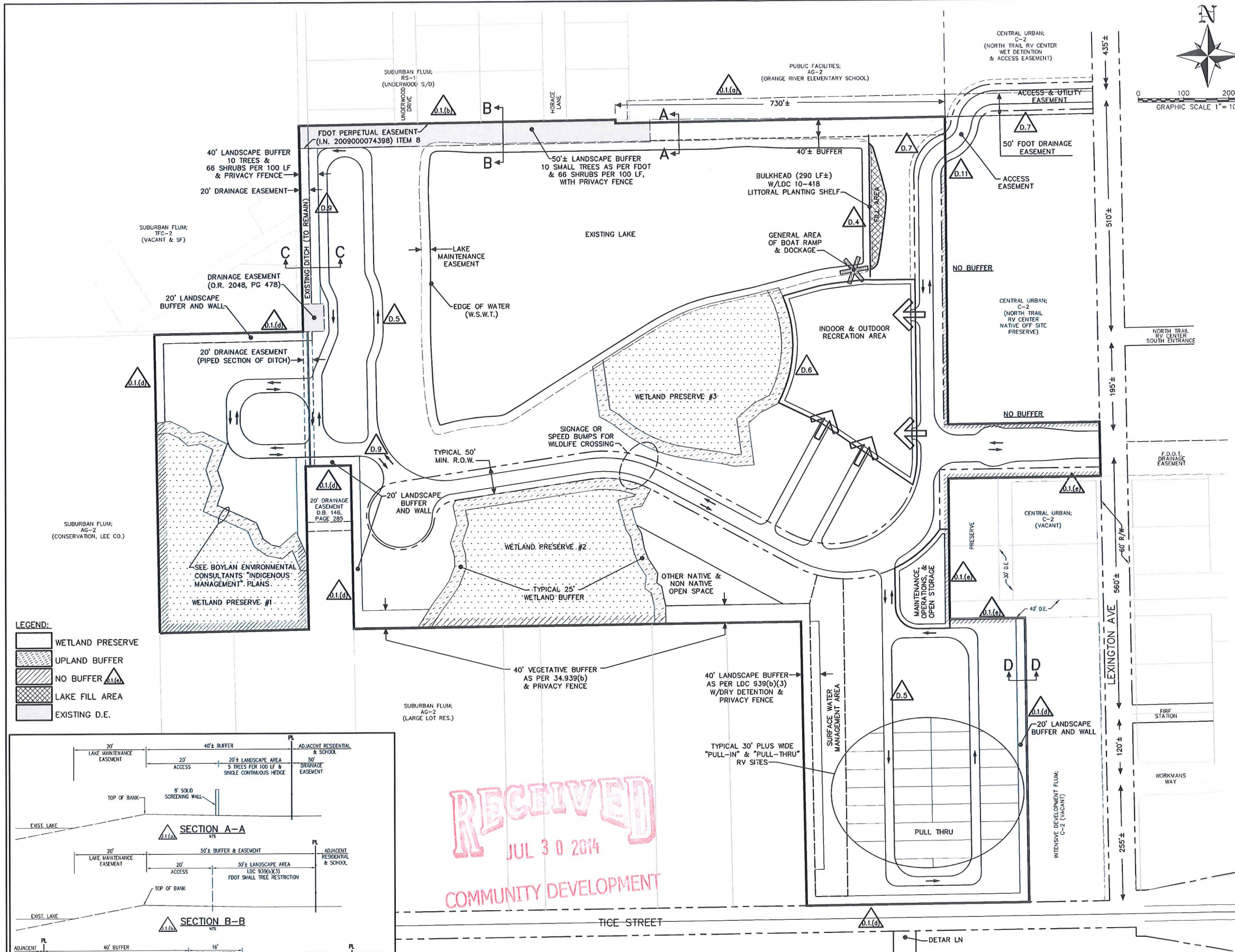
Drawn By: BKM Date: 9/12/12

Job Number
2011-43
S/T/R
3/44S/25E

North Trail RV Expansion

Access Map

Category	Revisions	Date:	Page
Access			
Scale:			
1" = 300'			Exhibit
County			
Lee			



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 REQUIRED INDIGENOUS OS	7.31 AC±
PROVIDED INDIGENOUS OPEN SPACE	7.46 AC±
PRESERVE #1	2.10 AC±
PRESERVE #2	3.18 AC±
PRESERVE #3	2.18 AC±
PROVIDED OTHER OPEN SPACE	7.18 AC±
SITE PERIMETER BUFFER	2.79 AC±
LAKE (25% TOTAL)	2.53 AC±
LAKE BUFFER	1.16 AC±
OTHER NATIVE/NON NATIVE OS	0.70 AC±
TOTAL PROJECT OS	14.64 AC±
MIN. COMMON REQUIRED OUTDOOR REC.	12,183 SF±
PROVIDED COMMON OUTDOOR REC.	87,060 SF±

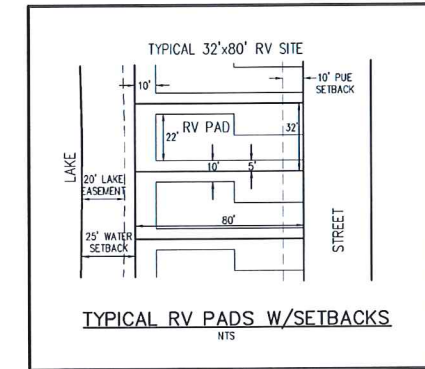
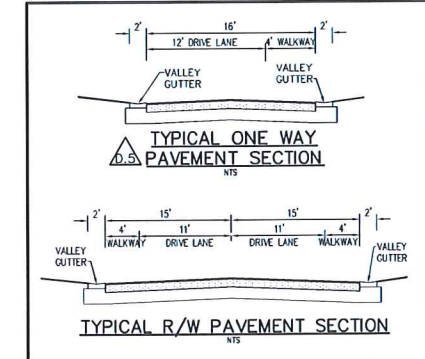
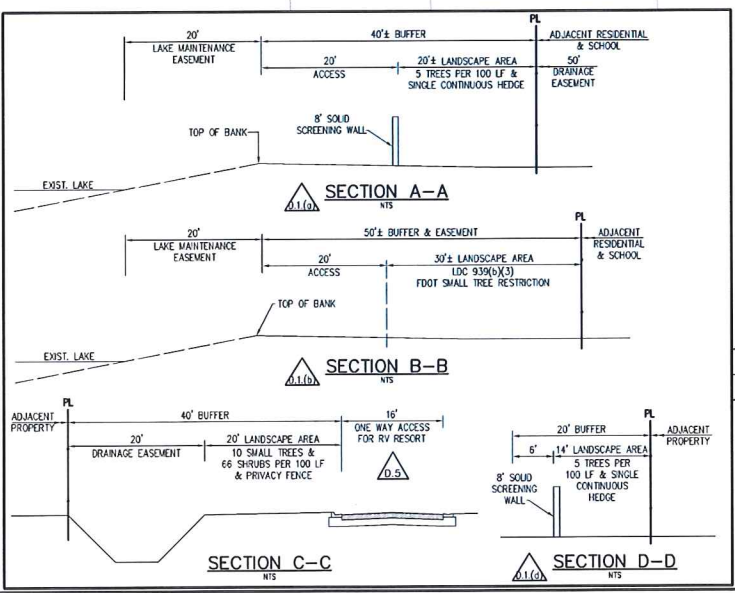
BERMUDA LAKES RVPD DEVELOPMENT STANDARDS
REVISED 7/25/2014

RECREATIONAL VEHICLE UNITS:
LOT AREA MIN. - 2,500 SF
LOT WIDTH MIN. - 30-FT.
LOT DEPTH MIN. - 80-FT.
INTERNAL STREET SETBACKS - 10-FT.
BETWEEN RV MIN. - 10-FT. (5-FT. & 5-FT.)
FROM PARK PERIMETER BOUNDARY MIN. - 40-FT.
WATER BODY SETBACK MIN. - 25-FT.
SIDE YARD SETBACK MIN. - 5-FT.
REAR YARD SETBACK MIN. - 10-FT.

INDOOR AND OUTDOOR RECREATION AREA:
LOT AREA MIN. - 32,000 SF
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%
ACCESSORY STRUCTURE SETBACK MIN. - STREET @ 20-FT.;
SIDE AND REAR @ 5-FT.

MAINTENANCE BUILDING AND OPERATIONS/OPEN STORAGE AREA:
LOT AREA MAX. - 43,560 SF
STREET SETBACK MIN. - 20-FT.
SIDE YARD SETBACK MIN. - 10-FT.
REAR YARD MIN. - 10-FT.
MAX. HEIGHT - 35-FT.
MAX. LOT COVERAGE - 80%
ACCESSORY STRUCTURE SETBACK MIN. - STREET @ 20-FT.;
SIDE AND REAR @ 5-FT.

- LEGEND:
- WETLAND PRESERVE
 - UPLAND BUFFER
 - NO BUFFER
 - LAKE FILL AREA
 - EXISTING D.E.



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NO.	DATE	REVISION DESCRIPTION	BY
1	7/30/2014	MASTER CONCEPT PLAN REVISIONS	EMH
2	6/25/2014	MASTER CONCEPT PLAN REVISIONS	EMH
3	6/18/2014	MASTER CONCEPT PLAN REVISIONS	EMH

Stuart Associates
Planning & Design Services
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6650
WWW.BANKSENG.COM

MASTER CONCEPT PLAN THE BERMUDA LAKES RV RESORT PLANNED DEVELOPMENT LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/12/2014	2062NT	MCP		EMH		1"=100'	1

DCI 2014-00010

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

July 17, 2014

Bermuda Lakes RV Resort
DCI2014-00010

Response to Lee County review comments

Lexington Avenue is classified as a local road by Lee County DOT. To date, Lee County Government has not adopted link-specific or generalized service volumes for local roads or for Lexington Avenue. County staff provided JMB with the methodology for calculating Lexington Avenue's LOS using FDOT Service Volume Tables, as follows:

Staff's methodology for LOS Determination for Lexington Avenue - Apply a 10% reduction for non-state signalized roadways and then a 20% reduction since it is 1-lane, undivided without turn lanes (unless there are turn lanes at the majority of the driveways on the roadway).

Results using staff's methodology (see attached FDOT Table 7):

<u>Link</u>	<u>Class</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
Lexington Avenue	Local	266 vphpd	540 vphpd	576 vphpd

Although the LOS computations were performed per staff's instructions, JMB does not endorse the methodology. However, the results are within the range of what JMB would otherwise estimate the LOS thresholds to be for Lexington Avenue. It is JMB's conclusion that the net results are reasonable for Lexington Avenue, but in no way does this imply that JMB agrees that the methodology is appropriate for local road LOS determinations.

Conclusions

Project build-out traffic demand on Lexington Avenue will be 152 vphpd (refer to Table 2B) and based upon the estimated LOS E capacity above (i.e., 576 vphpd), Lexington Avenue will continue to operate at acceptable levels of service (v/c ratio = 0.26) for project build-out conditions.

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COMMUNITY DEVELOPMENT

**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	2L Local	45%	12	266	4.57%	NO	576
	S. of Site	2L Local	55%	15	266	5.58%	NO	576

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

		2013	2013	Future	Future	Project	Future	LOS E	v/c	Future
		Peak Hour PK Direction (vphpd)	Peak Hour PK Direction LOS	Background Peak Hour PK Direction (vphpd)	Peak Hour PK Direction LOS	Peak Hour PK Direction (vphpd)	Build-Out Peak Hour PK Direction (vphpd)	Service Vol. Peak Hour PK Direction (vphpd)		Build-Out Peak Hour PK Direction LOS
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
		2005	2005	Future	Future	Project	Future	LOS E	v/c	Future
		Peak Hour PK Direction (vphpd)	Peak Hour PK Direction LOS	Background Peak Hour PK Direction (vphpd)	Peak Hour PK Direction LOS	Peak Hour PK Direction (vphpd)	Build-Out Peak Hour PK Direction (vphpd)	Service Vol. Peak Hour PK Direction (vphpd)		Build-Out Peak Hour PK Direction LOS
Lexington Avenue	N. of Site	108	C	137	C	12	149	576	0.26	C
	S. of Site	108	C	137	C	15	152	576	0.26	C

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Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas¹

TABLE 7

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E	
Lanes	Median	B	C	D	E	2	2,260	3,020	3,660	3,940	
1	Undivided	*	830	880	**	3	3,360	4,580	5,500	6,080	
2	Divided	*	1,910	2,000	**	4	4,500	6,080	7,320	8,220	
3	Divided	*	2,940	3,020	**	5	5,660	7,680	9,220	10,360	
4	Divided	*	3,970	4,040	**	6	7,900	10,320	12,060	12,500	
Class II (35 mph or slower posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lane + 1,000			Ramp Metering + 5%		
1	Undivided	*	370	750	800						
2	Divided	*	730	1,630	1,700						
3	Divided	*	1,170	2,520	2,560						
4	Divided	*	1,610	3,390	3,420						
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)						UNINTERRUPTED FLOW HIGHWAYS					
Non-State Signalized Roadways - 10%						Lanes	Median	B	C	D	E
Median & Turn Lane Adjustments						1	Undivided	420	840	1,190	1,640
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		2	Divided	1,810	2,560	3,240	3,590
1	Divided	Yes	No	+5%		3	Divided	2,720	3,840	4,860	5,380
1	Undivided	No	No	-20%		Uninterrupted Flow Highway Adjustments					
Multi	Undivided	Yes	No	-5%		Lanes	Median	Exclusive left lanes	Adjustment factors		
Multi	Undivided	No	No	-25%		1	Divided	Yes	+5%		
-	-	-	Yes	+5%		Multi	Undivided	Yes	-5%		
One-Way Facility Adjustment Multiply the corresponding directional volumes in this table by 1.2						Multi	Undivided	No	-25%		
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.					
Paved Shoulder/Bicycle Lane Coverage	B	C	D	E		² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.					
0-49%	*	150	390	1,000		³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
50-84%	110	340	1,000	>1,000		* Cannot be achieved using table input value defaults.					
85-100%	470	1,000	>1,000	**		** Not applicable for that level of service letter grade. For the automobile mode volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/s/m/los/default.htm					
Sidewalk Coverage	B	C	D	E		DCI 2014-00010					
0-49%	*	*	140	480		RECEIVED					
50-84%	*	80	440	800		JUL 30 2014					
85-100%	200	540	880	>1,000		COMMUNITY DEVELOPMENT					
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

Bermuda Lakes

Section 3 & 4; Township 44 South; Range 2 East
Lee County, Florida

Preliminary Indigenous Preserve/Enhancement and Restoration Plan

STRAP Nos.: 03-44-25-00-00010.0030
03-44-25-00-00013.0000
03-44-25-00-00015.0000
03-44-25-00-00016.0000
04-44-25-00-00018.0000

Revised June 2014
May 2014

Project No. 2014-3

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Fort Myers, Florida 33966
(239) 418-0671 phone / (239) 418-0672 fax

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COMMUNITY DEVELOPMENT

INTRODUCTION

The 48.78± acre property is located in portions of Sections 3 & 4, Township 44 South, Range 25 East, in Lee County, Florida. Specifically, the site is situated north of Tice Street and west of Lexington Avenue approximately 0.30 miles west of I-75.

Per the Lee County Land Development Code, Section 10-415(b)(1), large developments, with existing indigenous native vegetation, must provide open space requirement through the onsite preservation of existing indigenous native vegetation. This plan describes how this requirement will be met.

OPEN SPACE AND INDIGENOUS PRESERVATION

The proposed project is required to provide a minimum of 30% open space for Recreational Vehicles areas. Fifty percent of the required open space must be provided through the preservation of existing indigenous plant communities. These requirements will be met through a combination of preservation, enhancement, and restoration.

The proposed indigenous preserve includes pine flatwoods, cypress, inland pond and slough, and mixed wetland hardwoods. If necessary, additional disturbed areas will be replanted and restored to native communities.

The proposed preserves are consistent with the Lee Plan and the Land Development Code standards in that it meets the goals to protect indigenous communities, protected species habitat and wetlands onsite.

EXISTING VEGETATION

See attached Existing Indigenous Map. (Exhibit A)

TABLE 1: FLUCFCS COMMUNITY TABLE

FLUCFCS Code	Community Description	Indigenous	Acreage	Percent of Total
110	Residential, Low Density	No	1.04± ac.	2.12%
210E1	Cropland and Pasture (1-24% Exotics)	No	12.46± ac.	25.51%
260E1	Other Open Lands (1-24% Exotics)	No	2.74± ac.	5.60%
411E2	Pine Flatwoods (25-49% Exotics)	Yes	7.19± ac.	14.69%
422	Brazilian Pepper	No	2.19± ac.	4.47%
428E1	Cabbage Palm (1-24% Exotics)	Yes	0.45± ac.	0.92%
428H	Cabbage Palm, Hydric	Yes	0.40± ac.	0.82%
438E1	Mixed Hardwoods	Yes	1.58± ac.	3.53%
510	Streams and Waterways	No	0.95± ac.	1.94%
616E2	Inland Pond and Slough (25-49% Exotics)	Yes	0.52± ac.	1.06%
617E2	Mixed Wetland Hardwoods (25-49% Exotics)	Yes	5.60± ac.	11.44%
619	Exotic Wetland Hardwoods	No	0.38± ac.	0.78%

Bermuda Lakes
Preliminary Indigenous Preserve/Enhancement and Restoration Plan

621E2	Cypress (25-49% Exotics)	Yes	1.93± ac.	3.94%
740	Disturbed Land	No	0.80± ac.	1.63%
740H	Disturbed Land, Hydric	No	0.09± ac.	21.00%
742	Borrow Areas	No	10.28± ac.	0.37%
743	Spoil Areas	No	0.18± ac.	0.18%
Total			48.78± ac.	100.00%

Total Site Acreage: 48.78

Open Space Percentage

Requirement: 30%
Open Space Requirement: 14.63
Indigenous Requirement: 7.32

PRESERVE	ACTUAL ACREAGE	TOTAL INDIGENOUS ACREAGE
PRESERVE 1	2.10 ACRES	2.10 ACRES
PRESERVE 2	3.18 ACRES	3.18 ACRES
PRESERVE 3	2.18 ACRES	2.18 ACRES
TOTAL	7.46 ACRES	7.46 ACRES

PROPOSED INDIGENOUS (7.46 ACRES) EXCEEDS REQUIREMENT (7.32 ACRES)

***ALL PRESERVE, OPEN SPACE AND LANDSCAPE BUFFER AREAS WILL BE FINALIZED PRIOR TO DEVELOPMENT ORDER APPROVAL.

EXOTIC/NUISANCE PLANT REMOVAL AND TREATMENT

The colonization of exotic and nuisance plants displaces native plants and reduces habitat values, as well as negatively impact aesthetic values. An active exotic and nuisance plant removal and maintenance program will ensure the viability, value, and aesthetics of the preserve. The exotic plant removal and maintenance program will be implemented by and the responsibility of the owner or their successor.

The purpose of this plan is to ensure that preserves are maintained free of exotic and nuisance plants in perpetuity. This is achieved by establishing a scheduled program to maintain the site free of exotic and nuisance plants. The 21 species of exotic and nuisance plants are defined per LDC 10-420(h). The program involves two phases, the initial exotic removal and the subsequent annual maintenance. Exotic and nuisance plants will be killed in a manner consistent with current approved exotic and nuisance plant removal practices.

If possible larger trees will be cut with hand tools (machete, and chainsaws) at stump height, stump treated, and the resultant debris will be raked and hand removed from the site. Stumps will be

Bermuda Lakes

Preliminary Indigenous Preserve/Enhancement and Restoration Plan

treated with an EPA approved herbicide containing an indicator dye. Trees too large to be practically cut will be treated in place upon Lee County Environmental Staff approval. Smaller saplings and shrubs will be treated in place with an approved herbicide containing an indicator dye. No exotics will be stockpiled within the preserve area. Any staging areas for removed debris will be placed outside of the preserve and will be determined by the contractor. All removed vegetation will be taken offsite.

Exotic and nuisance plants will be killed in a manner consistent with current approved exotic and nuisance plant removal practices. At no time shall exotic and nuisance vegetation constitute more than 10 percent of the total vegetative cover between inspections. The maintenance program will be conducted in perpetuity.

DEBRIS REMOVAL

Debris in the preserve area will be removed during initial formation of the preserve area. Any trimmed vegetation will be raked and hand removed from the site. Indigenous vegetation will be flagged and debris removal will avoid damaging or disrupting areas surrounding these plants to the greatest extent possible. Any garbage found will be removed from the preserve and disposed of in the proper receptacles.

PROTECTED SPECIES

The welfare of listed species is an important consideration of this plan. In many cases, protected species will benefit from proper management of their natural communities. To minimize terrestrial wildlife movement between the preserves, traffic calming devices will be used. A separate Listed Species Management Plan has been provided.

SIGNAGE AND EDUCATIONAL MATERIAL

Signage is an important part of providing education for the public concerning the natural resources of the preserve and the importance of the management actions undertaken. Signage for the preserve shall note that the posted area is a protected area. Details of the type of habitat may also be included.

MONITORING

In order to maintain and improve the effectiveness of the Management Plan and condition of the preserves, the preserve will be monitored for changes in vegetation composition, and wildlife usage. Monitoring will consist of a baseline monitoring event and report, a time-zero monitoring event and report, and five annual monitoring events and reports.

Annual monitoring reports will document the habitat conditions following annual maintenance activities within the preserve. All monitoring reports will contain panoramic photographs, percent coverage of exotic and nuisance plant species, survival of planted material and wildlife observations.

PROPOSED PLANTINGS (AS NEEDED)

Supplemental Upland Plantings (if needed)

If necessary, upland plantings will be installed within the upland buffers within the proposed preserves (FLUCFCS 411E2, 210E1, 260E1). This area will be replanted with trees, shrubs and groundcover plants as needed to mimic a native community. Trees would be a minimum 6' on 12' centers and shrubs would be minimum 3 gallon on 5' centers. Groundcover planting will be min 2" liner or bare root upon 3 foot centers. At a minimum, the plant species listed will be included.

Common Name	Minimum size or better	Planting Density	Plant *Numbers
Trees			
Live Oak	6-8' tall	12' o.c.	TBD
Slash Pine	6-8' tall	12' o.c.	
Cabbage Palm	6-8' tall	12' o.c.	
Shrubs			
Wax-myrtle	3 gal.	5' o.c.	TBD
Myrsine	3 gal.	5' o.c.	
Wild Coffee	3 gal.	5' o.c.	
Beauty berry	3 gal.	5' o.c.	
Herbs			
Wire grass	Bare root	3' o.c.	TBD
Shiny Blueberry	Bare root	3' o.c.	
Love Grass	Bare root	3' o.c.	
Fakahatchee Grass	Bare root	3' o.c.	
Muhly Grass	Bare root	3' o.c.	
Saw Palmetto	1-gal	5' o.c.	
Gopher Apple	Bare root	3' o.c.	

Supplemental Herbaceous Wetland Plantings (if needed)

If necessary, marsh plantings will be installed within the preserved wetlands to restore the vegetation after exotics treatment and removal that may be required (FLUCFCS 617E2, 621E2, and 619). Plant material shall include herbaceous material a minimum of 2" liner in size or bare root stock. The number of plantings will be based upon 3 -foot centers. The plant species listed will be included and will consist of a minimum of at least five species.

Common Name	Minimum size or better	Planting Density	Plant *Numbers
Herbs			
Pickernelweed	Bare root	3' o.c.	TBD
Arrowhead	Bare root	3' o.c.	
Spike Rush	Bare root	3' o.c.	
Smooth cord grass	Bare root	3' o.c.	
Blue Flag Iris	Bare root	3' o.c.	

Landscape Buffer Plantings (if needed)

Trees, shrub and groundcover planting will consist of native species. These plantings will be installed within the proposed landscape buffer and additional open space areas which surrounds the property. This native vegetation will provide for cover and additional habitat for wildlife species that may utilize or traverse the property.

Common Name	Minimum size or better	Planting Density	Plant *Numbers
Trees			
Live Oak	6-8' tall	20' o.c.	TBD
Chapman's Oak	3 gal.	12' o.c.	
Dwarf Live Oak	3 gal.	12' o.c.	
Myrtle Oak	3 gal.	12' o.c.	
Sand Live Oak	3 gal.	12' o.c.	
White Stopper	3 gal.	12' o.c.	
Spanish Stopper	3 gal.	12' o.c.	
Slash Pine	6-8' tall	12' o.c.	
Cabbage Palm	6-8' tall	12' o.c.	
Shrubs			
Wax-myrtle	3 gal.	5' o.c.	TBD
Myrsine	3 gal.	5' o.c.	
Rusty lyonia	3 gal.	5' o.c.	
Beauty berry	3 gal.	5' o.c.	
Herbs			
Wire grass	Bare root	3' o.c.	TBD
Shiny Blueberry	Bare root	3' o.c.	
Love Grass	Bare root	3' o.c.	
Walter's virburnum	Bare root	3' o.c.	
Muhly Grass	Bare root	3' o.c.	
Lopsided Indian grass	Bare root	3' o.c.	
Black-eyed Susan	Bare root	3' o.c.	
Runner Oak	Bare Root	3' o.c.	
Blue Porterweed	Bare Root	3' o.c.	
Saw Palmetto	1-gal	5' o.c.	
Gopher Apple	Bare root	3' o.c.	

Bermuda Lakes
Preliminary Indigenous Preserve/Enhancement and Restoration Plan

Exhibit A
Existing Indigenous Map

Boylan Environmental Consultants, Inc.

DCI 2014-00010

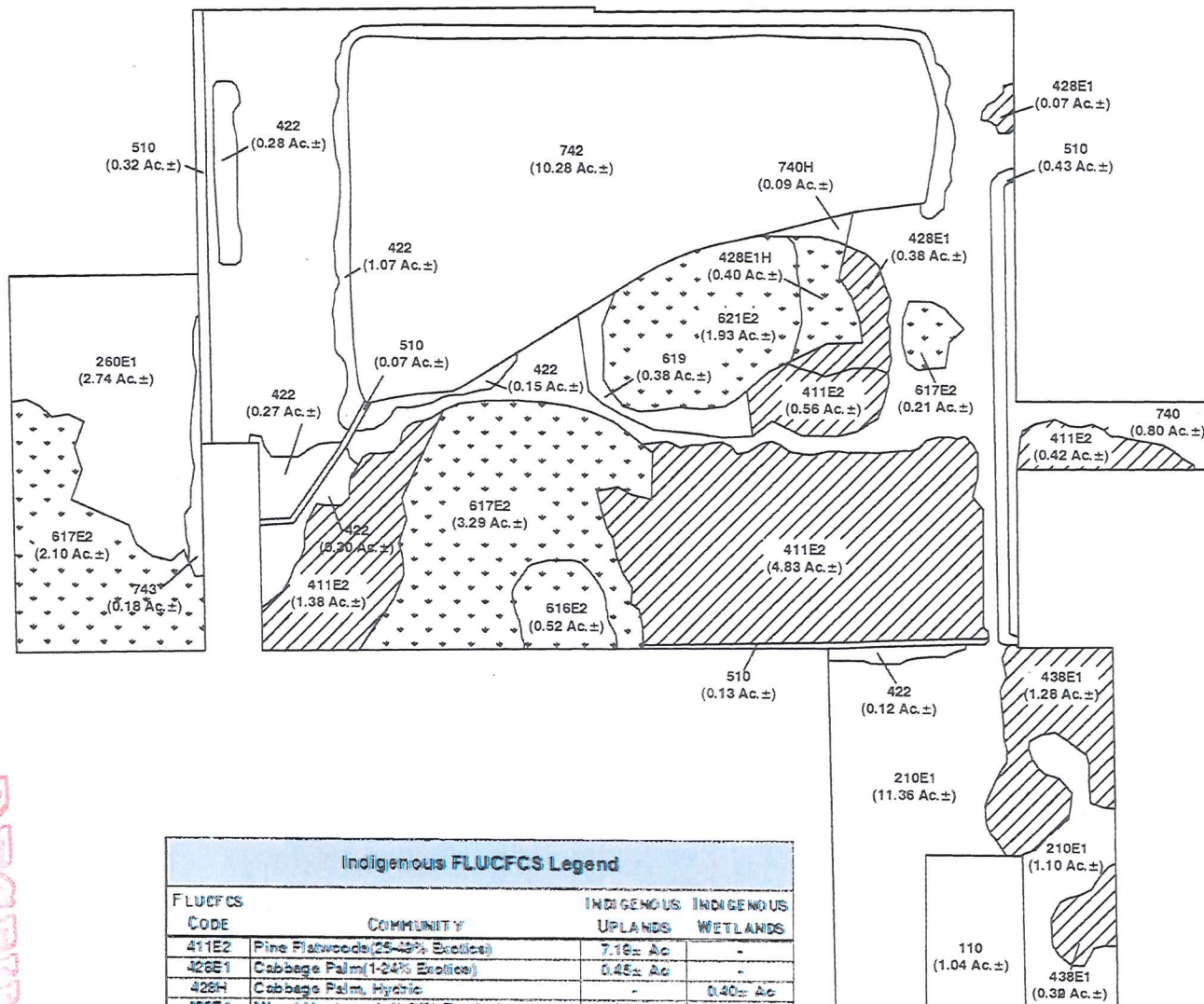
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X:\BECQ\2014\2014-3 Bermuda Lakes\CAD\Bermuda Lakes Base Map with Indigenous Preserve.dwg Tab: Indigenous FLUCFCS Map Jul 23, 2014 - 4:34pm Plotted by: kim

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N
B
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C
C
Scale: 1" = 300'

Legend

- Indigenous Wetlands (8.45± Ac.)
- Indigenous Uplands (9.22± Ac.)

Indigenous FLUCFCS Legend			
FLUCFCS CODE	COMMUNITY	INDIGENOUS UPLANDS	INDIGENOUS WETLANDS
411E2	Pine Flatwoods (25-49% Exotic)	7.16± Ac	-
426E1	Cabbage Palm (1-24% Exotic)	0.45± Ac	-
428H	Cabbage Palm, Hybrid	-	0.40± Ac
438E1	Mixed Hardwoods (1-24% Exotic)	1.55± Ac	-
616E2	Inland Pond and Slough (25-49% Exotic)	-	0.52± Ac
617E2	Mixed Wetland Hardwoods (25-49% Exotic)	-	5.60± Ac
621E2	Cypress (25-49% Exotic)	-	1.93± Ac
Total		9.22± Ac	8.45± Ac

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).

Boundary was acquired from Banks Engineering, Inc on 5/7/14 Drawing 2062NT_EXIST-BASE.dwg

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

Boylan
Environmental
Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Planning,
Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (813) 418-0671



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

Bermuda Lakes Indigenous FLUCFCS Map

Category	Revisions	Date:	Page
FLUCFCS			
Scale:			
1" = 300'			Exhibit
County			
Lee			

Bermuda Lakes
Preliminary Indigenous Preserve/Enhancement and Restoration Plan

Exhibit B

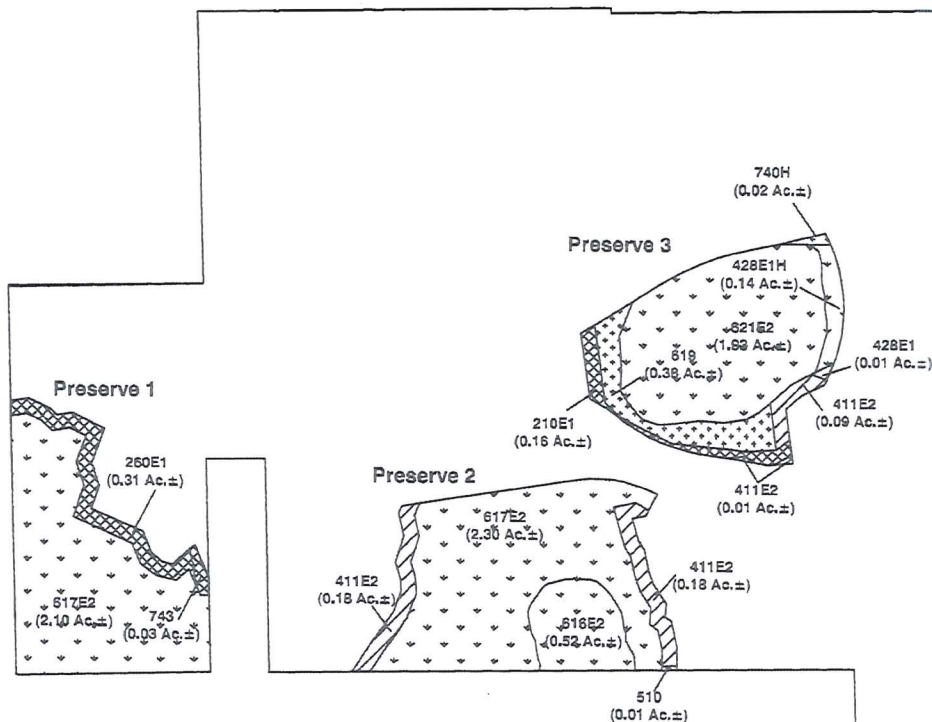
Indigenous Preserve - FLUCFCS

DOI 2014-00010

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N
B
E
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C
N

Scale: 1" = 300'

Legend

- Indigenous Wetland Preserve (6.99± Ac.)
- Indigenous Uplands Preserve (0.47± Ac.)
- Other Wetland Preserve (0.40± Ac.)
- Other Uplands Preserve (0.50± Ac.)
- OSW Preserve (0.01± Ac.)

NOTES:

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

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

Boundary was acquired from Banks Engineering, Inc on 5/7/14 Drawing 2062NT_EXIST-BASE.dwg

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

Indigenous FLUCFCS Legend

FLUCFCS CODE	COMMUNITY	INDIGENOUS UPLANDS	INDIGENOUS WETLANDS
411E2	Pine Flatwoods(25-49% Exotics)	7.19± Ac	-
428E1	Cabbage Palm(1-24% Exotics)	0.45± Ac	-
428H	Cabbage Palm Hydric	-	0.40± Ac
438E1	Mixed Hardwoods(1-24% Exotics)	1.58± Ac	-
616E2	Inland Pond and Slough(25-49% Exotics)	-	0.52± Ac
617E2	Mixed Wetland Hardwoods(25-49% Exotics)	-	5.60± Ac
619	Exotic Wetland Hardwoods	-	0.38± Ac
621E2	Cypress(25-49% Exotics)	-	1.93± Ac
Total		9.22± Ac	8.83± Ac

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Consultants, Inc.

Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments

11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 Phone: 415-0671



Drawn By: Date:
KAS 7/22/14
Job Number
2014-3
S/T/R
4/44S/25E

Bermuda Lakes

Indigenous Preserve - FLUCFCS Map

Category	Revisions	Date:	Page
FLUCFCS			
Scale:			
1" = 300'			
County			Exhibit
Lee			

Total Site Acreage: 48.78

Open Space Percentage

Requirement: 30%

Open Space Requirement: 14.63

Indigenous Requirement: 7.32

Preserve Area 1

Area #	FLUCFCS	Wetland	Acreage	Base Multiplier	Indigenous Credit	Reason	Total Acreage	Actual Acreage
1	617E2	Y	2.10	1:1	-	Wetland Preserve	2.10	2.10
Subtotal							2.10	2.10

Preserve Area 2

Area #	FLUCFCS	Wetland	Acreage	Base Multiplier	10% Credit	Reason	Total Acreage	Actual Acreage
1	617E2	Y	2.30	1:1	-	Wetland Preserve	2.30	2.30
2	616E2	Y	0.52	1:1	-	Wetland Preserve	0.52	0.52
3	411E2	N	0.18	1:1	-	Upland Buffer	0.18	0.18
4	411E2	N	0.18	1:1	-	Upland Buffer	0.18	0.18
Subtotal							3.18	3.18

Preserve Area 3

Area #	FLUCFCS	Wetland	Acreage	Base Multiplier	10% Credit	Reason	Total Acreage	Actual Acreage
1	621E2	Y	1.93	1:1	-	Wetland Preserve	1.93	1.93
2	428E1H	Y	0.14	1:1	-	Wetland Preserve	0.14	0.14
3	411E2	N	0.10	1:1	-	Upland Buffer	0.10	0.10
4	428E1	N	0.01	1:1	-	Upland Buffer	0.01	0.01

Subtotal 2.18 2.18

PRESERVE	ACTUAL ACREAGE	TOTAL INDIGENOUS ACREAGE
PRESERVE 1	2.10 ACRES	2.10 ACRES
PRESERVE 2	3.18 ACRES	3.18 ACRES
PRESERVE 3	2.18 ACRES	2.18 ACRES
TOTAL	7.46 ACRES	7.46 ACRES

PROPOSED INDIGENOUS (7.46 ACRES) EXCEEDS REQUIREMENT (7.32 ACRES)

*All preserve, open space and landscape buffer areas will be finalized prior to DO approval.

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www.Stuarturbandesign.com

Ex. 15 - Request Statement - Development Standards

Revised 07/25/14

Bermuda Lakes RVPD Development Standards

Recreational Vehicle Units:

- Lot Area Min. - 2,500 SF
- Lot Width Min. - 30-ft.
- Lot Depth Min. - 80-ft.
- Internal Street Setbacks - 10-ft.
- Between RV Min. - 10-ft. (5-ft. & 5-ft.)
- From Park Perimeter Boundary Min. - 40-ft.
- Water Body Setback Min. - 25-ft.
- Side Yard Setback Min. - 5-ft.
- Rear Yard Setback Min. - 10-ft.

Indoor and Outdoor Recreation Area:

- Lot Area Min. - 32,000 SF
- 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%
- Accessory Structure Setback Min. - Street @ 20-ft.; side and rear @ 5-ft.

Maintenance Building and Operations/Open Storage Area:

- Lot Area Max. - 43,560 SF
- Street Setback Min. - 20-ft.
- Side Yard Setback Min. - 10-ft.
- Rear Yard Min. - 10-ft.
- Max. Height - 35-ft.
- Max. Lot Coverage - 80%
- Accessory Structure Setback Min. - Street @ 20-ft.; side and rear @ 5-ft.

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Ex. 18 - Bermuda Lakes RV Resort Use Schedule

Revised 07/25/14

Accessory uses, buildings, and structures --

- ATM - limited to the Indoor & Outdoor Recreation area
- Boat ramps and Dockage - limited to one located at or within the Indoor & Outdoor Recreation area
- Day care center, adult or child - - limited to the RV park users
- Laundry or Dry Cleaning Group 1 - limited to the RV park users
- 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
- RV Storage - limited to Maintenance and Operations area

Administrative offices

Clubs, Private

Caretaker residence - location undetermined

Community gardens

Consumption on premises - limited to Indoor & Outdoor Recreation area

Vehicle and Equipment Dealers Group IV - limited to Recreational Vehicles

Entrance gates, gatehouses

Essential services

Essential service facilities Group 1

Excavation: Water Retention

Food Stores, Group 1 - limited to store for the sale of convenience items for park residents, including groceries, tobacco products, novelties, sundries, and parts and supplies for recreational vehicles for RV park users

Fences and Walls

Gatehouses

Indoor and Outdoor Recreation Area

Parking Lot, Accessory

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Recreation facilities, 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
Vehicle and Equipment Dealers, Group IV - limited to RVs



Exhibit 19 Bermuda Lakes RVPD Deviation Schedule

Revised 07/24/14

Deviation 1.(a) LDC Property Development Regulation 34-939(b)(3), that RV parks shall provide a 40-ft. perimeter buffer area with existing vegetation around the site boundary and, if existing vegetation is lacking, shall provide a vegetative visual screen within the 40-foot buffer with 10 14-ft. at-planting trees and 66 three foot shrubs at-planting per 100 LF; roads are prohibited. To have the option to permit a 40-ft. landscape buffer with an 8-ft. tall wall with 5 trees per 100 LF and a single continuous hedge located on the wall's outside and a 20-ft. wide maintenance access way, as per MCP Cross Section A:A.

The basis of the request is that the proposed 40-ft. with an 8-ft. tall wall standard is functionally superior to the the 40-ft. vegetation standard in regard to buffering potential Orange River Elementary School impacts and providing privacy and security. 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. As such the deviation will benefit the project. Other than the schools students, visual impacts to the public are highly insignificant, if such impacts occur. Landscaping will be provided outside the wall and facing the school (see MCP Cross Section A:A). Landscaping will be 5 trees per 100 LF with a single continuous native hedge located on the wall's outside. The landscaping will feature with native and non-native grasses and ground covers; 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 much 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. Finally, the provision of a screening wall advances the project and is the minimum deviation necessary given the need to provide for vehicular access for project lake and lake trail maintenance along with project privacy and security needs.

Deviation 1.(b) LDC Property Development Regulation 34-939(b)(3), that RV parks shall provide a 40-ft. perimeter buffer area with existing vegetation around the site boundary and, if existing vegetation is lacking, shall provide a vegetative visual screen within the 40-foot buffer with 10 14-ft. at-planting trees and 66 three foot shrubs at-planting per 100 LF; roads are prohibited. To permit a 20-ft. wide FDOT utility maintenance access way within the buffer as per MCP Cross Section B:B, with landscaping trees restricted to small tress, as per FDOT Esmt. I.N. 20090000074398.

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The basis of the request is that the proposed 40-ft. buffer with vegetation screening overlays the FDOT utility maintenance access way. The access way is dictated by the FDOT easement and is the minimum deviation necessary to comply with the LDC and the FDOT Perpetual Easement. A copy of the easement is provided attached to the 23 July Sufficiency Response memo to Mikki Rozdolski. The deviation specifies that only small landscape trees will be planted as per the FDOT easement. See the MCP's Cross Section B:B.

Deviation 1.(d) LDC Property Development Regulation 34-939(b)(3), that RV parks shall provide a 40-ft. perimeter buffer area with existing vegetation around the site boundary and, if existing vegetation is lacking, shall provide a vegetative visual screen within the 40-foot buffer with 10 14-ft. at-planting trees and 66 three foot shrubs at-planting per 100 LF; roads are prohibited. To permit a 20-ft. landscape buffer with 8-ft. tall screening wall and 5 trees per 100 LF with a single continuous hedge located on the wall's outside as per MCP Cross Section D:D.

The basis of the request is that the proposed 40-ft. buffer is somewhat too wide and is unwarranted for the project's eastern boundary that adjoining commercial properties sited along Lexington Ave. Visual impacts to the public are expected not to occur. Furthermore, the basis of the request for an 8-ft. tall screening wall along Tice Street is both for security, privacy and view corridor and aesthetics. Views along Tice Street are very poor, characterized by tires, abandoned furniture, broken down cars, etc. Aesthetics in that the proposed RV resort's Tice Street frontage requires a clean and more upscale "edge". Landscaping along Tice Street will be a minimum 5 trees per 100 LF and a single continuous hedge located on the wall's outside (see MCP Cross Section D:D). The limited buffer segment along the project's northwest and west boundary abuts residential neighborhoods. These residential areas will be better served by a screening wall as contrasted to vegetative plantings. 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 benefit by obtaining a slightly greater use of the land. Landscaping will be 5 trees per 100 LF with a single continuous native hedge located on the wall's outside. The landscaping will feature with native and non-native grasses and ground covers; 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 much 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. 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 superior buffering and is the minimum deviation necessary.

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Deviation 1.(e) LDC Property Development Regulation 34-939(b)(3), that RV parks shall provide a 40-ft. perimeter buffer area with existing vegetation around the site boundary and, if existing vegetation is lacking, shall provide a vegetative visual screen within the 40-foot buffer with 10 14-ft. at-planting trees and 66 three foot shrubs at-planting per 100 LF; roads are prohibited. To not provide any perimeter landscape buffer adjacent to the project's east boundary adjoining the Preserve area.

The basis of the deviation request to eliminate the buffer requirement for the project's east boundary that adjoins an existing Preserve open space tract. Succinctly, no buffering is needed for this area. The project will benefit by obtaining a slightly greater use of the land and avoiding unnecessary buffering costs. There will be no external impacts based on current conditions.

DELETED Deviation Two LDC 34-939(c) Accessory Structures and Additions

DELETED Deviation Three LDC 10-418(2)(a, b, c, d) Planted Littoral Shelf

Deviation 4 LDC 10-418(1). Shoreline Configuration, that requires a surface water management lake to have a sinuous shoreline; to not require a sinuous shoreline for the approximate 290 LF of east lake shoreline that will be bulkheaded.

The basis of Deviation Four is that the limited east lake bulkhead does not require a sinuous shoreline. The existing lake itself is a quasi-natural system. Yet the rule's intent is on new drainage lakes, not existing lakes. Hence it is unnecessary and unwarranted to force the applicant to design a curved bulkhead. The deviation will grant the Applicant land development cost savings. The existing lake will fundamentally not change, nor will it's current ecological function(s). Thus there will be no external impacts based on current conditions.

Deviation 5 LDC 34-939(4)(b)(a) 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.

The basis of the deviation is that 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

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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 functional and cost effective internal circulation pattern. This internal road standard will not lead to external impacts.

Deviation 6 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.

Deviation 7 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.

DELETED Deviation Eight LDC 34-1264(b)(1)(a) COP Setback

Deviation 9 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 40-ft. landscape buffer with 10 trees and 66 shrubs per 100-ft. consistent with the MCP's Section C:C

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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 homesites, along with the use of current LDC 40-ft. RVPD buffer standards without a wall, form the basis of this request. The project will benefit by obtaining a slightly greater use of the land. The deviation is the minimum needed given the apparent conflict between LDC 10-416(d)(6) and LDC 34-939(b)(3). The 40-ft. vegetative buffer serve to prevent deleterious impacts to the three homesites.

DELETED Deviation Ten LDC 34-939(b)(6)(a), Minimum RV Lot Size

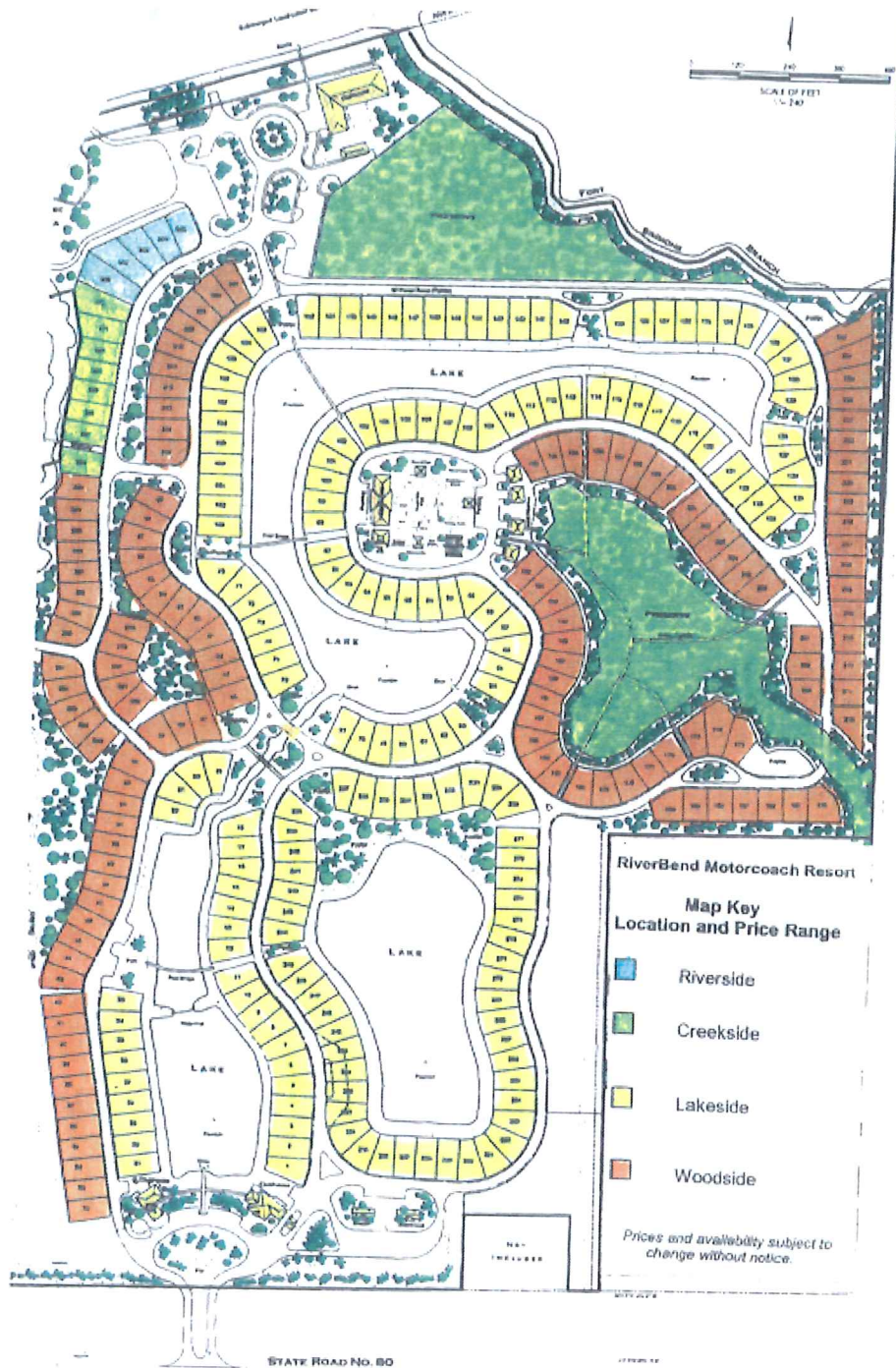
Deviation 11 LDC §10-355(a)(1) that requires a 10-foot public utility easement located on both sides of a roadway; to allow a public utility easement to be located on one side of the roadway consistent with the MCP.

The basis of the deviation is that one PUE is more than adequate for the secondary north entrance road. The deviation will serve to further minimize potential land development impacts to an off-site Preserve tract. The project will benefit from the deviation by incorporating a more functional and cost effective internal easement pattern. This PUE deviation will not lead to external impacts.

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