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August 19, 2014

GREG STUART
STUART AND ASSOCIATES
7910 SUMMERLIN LAKES DRIVE
FORT MYERS, FL 33907

Re: BERMUDA LAKES RV RESORT RVPD
DCI2014-00010 - PDL Application (Major PD)

Dear GREG STUART :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

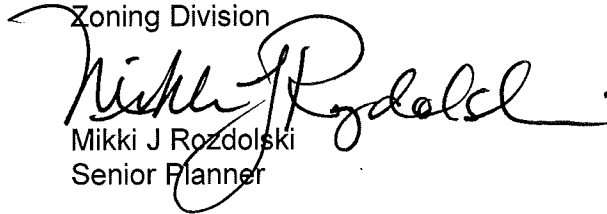
In order to accomplish an efficient sufficiency review process, staff will be scheduling a meeting to discuss the insufficiency comments in person prior to the resubmittal of the application.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

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Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



Mikki J Rozdolski
Senior Planner

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Sam Lee, Natural Resources
Robert Price, TIS Reviewer
Jamie Prancing, DCD Administration
John Fredyma, Assistant County Attorney
Tom Sawtell, Development Review
ELI MENDES
DCI Zoning File
DCI Working File

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**LC Environmental Sciences PD Application Sufficiency Checklist
(Ord 12-01)**

12b) Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development must be shown on the Master Concept Plan. [34-373(a)(6)b.].

Change to DOS2012-00026 Submitted thank you-Beth is reviewing
Comments may be pending upon outcome of review.

12h) Open Space Design Plan. Open space design plan delineating the indigenous preserves and/or native tree preservation areas as required per LCLDC Section 10-415(b) must be shown on the Master Concept Plan. [34-373(a)(6)g.].

MCP Open Space Table needs clarification.

Need to indicate what the actual preserve acreage versus indigenous preserve acreage.

Why is Other Native/Non-native OS 0.70 acre not included in proposed preserve area?

Why is indigenous buffer not included in preserve area?

MCP depiction of preserve with 25' buffer incorrect. The preserve area abutting the road is wetlands, not upland and a structural buffer is needed.

ES staff recommend removing "25' wetland buffer and just label entire as "Preserve"

12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses if the types of proposed uses require buffer separations, must be shown on the Master Concept Plan. [34-373(a)(6)i.].

Where is the "privacy fence" proposed within the 40' vegetation buffer as per 34-939(b)? If the fence is proposed along property line a deviation from 10-421(a)(8) required and please provide information on how it will be installed without impacts to indigenous vegetation-no mechanical equipment...

14) Schedule of Deviations & Written Justification. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9)] {see Supplement D, Part 7}

The MCP depicts "no buffer" provided adjacent to common owned C-2 parcel under common ownership... Please revise to be a separate deviation because different request than to allow a 20' wide buffer with wall. Please provide documentation that the two properties are owned by same individual. As previously indicated-Need to request deviation.

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14a) Deviations-Details. The location of any requested deviations must be shown on the Master Concept Plan, keyed to the schedule of deviations, including drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6)l.]

Cross Section B-B and A-A

Need to depict the location of the buried drainage pipe- do not place buffer plantings on top of pipe.

8/13 email correspondence-It looks like the pipe is ± 25 off the property line within the area of Cross Section B. Correct? Please show the location of the drainage pipe on the cross section.

If yes than I agree access road on the internal side of the buffer is appropriate. In terms of the planting area I recommend you show 20' of landscape planting area abutting the property line that way the trees, shrubs and groundcover will not be over the pipe and less chance of being removed if maintenance of the pipe is required. I will also recommend a condition to include that if buffer vegetation is removed by FDOT for maintenance purposed it will be the responsibility of the Bermuda Lakes to replace...something along those lines. Also show the location of the proposed wall and fence on the MCP and cross section. How does the applicant proposed to transition from the wall to the fence where the easement crosses the property line? Where is access purposed for FDOT?

Is fence/wall acceptable under current easement language? ES staff recommends you show fence along property line with deviation from 10-421(a)(8) and if propose an optional fence or wall within easement then staff will condition written document from FDOT to allow fence/wall within easement.

14b) Deviation Documentation and Detail Drawings. Documentation including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. [34-412(a)]

Deviation #9

Cross Section C-C

Need to depict the location of fence? Is deviation required as per LDC 10-421(a)(8)?

Need to depict at minimum 20' of buffer plantable area outside DE 2048 478.

16a2) Proposed Drainage Concept. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies must be explained in the description including how drainage flow from adjacent properties will be maintained. [34-373(b)(1)b.]

Please respond to the previously sent LDOT email and drainage exhibits.

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16a4) Natural features-Preservation. How existing natural features will be preserved must be explained. The explanation must include an estimate of the ranges of existing and post development water table elevations, where appropriate. [34-373(b)(1)d.]

How is southern wetland getting hydrated if fill ditches...Will connection be maintained...

20) Contact. The Environmental Planner may be contacted regarding any questions on the LC Environmental Sciences Planned Development Application Sufficiency Checklist.

Susie Derheimer, Environmental Planner
239-533-8158
sderheimer@leegov.com

**LC Public Hearing for Planned Development
Application-Supplement D Checklist (Ord 12-01)**

11b) Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development must be shown on the Master Concept Plan.[34-373(a)(6)b.].

As discussed, if an emergency access onto Tice Street is proposed, please show on the MCP with the connection separation.

24) Miscellaneous items.

Please see attached letter from the School District.

25) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Planned Development Application-Supplement D Checklist.

Mikki Rozdolski
mrozdolski@leegov.com
239-533-8317



THE SCHOOL DISTRICT OF LEE COUNTY

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KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

August 13, 2014

Mikki Rozdolski
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

RE: Bermuda Lakes RV Resort RVPD
Case # DCI2014-00010

Dear Ms. Rozdolski:

This letter is in response to your request for comments dated July 30, 2014 on the Bermuda Lakes RV Resort RVPD in regard to educational impact. The project is located in the East Choice Sub Zone 1.

This project should have no impact on classroom needs based on the request to rezone from a 330 multi-family RPD to a 200 pad RVPD.

Previously, the District responded with concerns for Consumption on Premises (COP) listed within the Schedule of Uses and found the request insufficient as this property is adjacent to a school. The resubmittal does clarify where COP will be within the development but this area is less than 500'.

Although State Statute does state 500' from property line to property line, according to Section 34-1264 of the Lee County Land Development Code, the distance required is 500' or more from property line to the entrance of the establishment. The Schedule of Uses, states COP will only be within the Indoor & Outdoor Recreation Area. However, on the Master Concept Plan, some of this Area is less than 500' and does not clarify where the entrance is to the establishment which will serve alcohol.

Unless the developer provides documents which displays where the entrance will be and it is beyond the 500' requirement, then the District finds this re-submittal insufficient as well. If it has not been determined as to where the COP will be within the Indoor & Outdoor Recreation Area, then the District would ask that the County require the developer place the language in their submittal stating the entrance will be beyond 500'.

Thank you for your attention to this issue. If I may be of further assistance, please me at 239-337-8142.

Sincerely,


Dawn Huff,
Long Range Planner