

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Mikki J Rozdolski

DATE: 08/26/2014

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: 09/09/2014

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: 08/27/2014



STUART AND ASSOCIATES
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August 25, 2014

To: Mikki Rozdolski

From: Greg Stuart

RE: The Bermuda Lakes Sufficiency Response

CC: Susie Derheimer, Sam Lee, Rob Price, Sam Marshall, PE, Alan Erp

Dear Mikki,

I am taking this opportunity to follow up regarding the recently submitted MCP and staff comments. Please refer to the MCP's note, "*See The Tice Street Wall Special Treatment Area Plan*". We are working with the neighborhood to come up with a fence/wall design that will be satisfactory to the parties involved. I envision this as a four to six weeks process. The end result will be a work product that clearly specifies and depicts the south site/Tice Street wall/fence and landscape interface. I will keep you abreast and that when a plan is agreed upon, we can enter it as a Specific Condition or as an attachment to the MCP. Given the neighborhood process, please do not find the application insufficient on this specific factor.

Regarding Natural Resources and LDOT comments and concerns pertaining to Exhibit 25 Surface Water Management Plan, it is important to note that the most recently submitted Surface Water Plan fully complies with the narrative requires specified in LDC 34-373(b)(1). There is nothing more to add to the written description. Furthermore, it is important to note that the Applicant is planning on filing for a SFWRP permit, along with a Lee Co. Development Order submittal, within the next four to six weeks. These submittals will grant Staff the ability to more fully review the project for conveyance, wetland hydration and other issues. The fact of the matter is that the ERP is based on reviewing development projects using the following criteria:

- Cause adverse flooding to on-site or off-site property;
- Cause adverse water quality and quantity impact;s
- Cause adverse impacts to wetlands, fish or wildlife;
- Adversely affect public health, safety and welfare; and
- Impair navigation or surface water flows.

Lee Co. Staff always stipulates the following condition for DO Approval - "*No construction or development of any kind may occur before a copy of the approved ERP is provided to this office. Once received, County Staff will review the SFWMD ERP to ensure consistency with the ap-*

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DCI 2014-00010

proved Development Order.” Given the fact that we are in a PD Zoning process and that the drainage questions clearly relate to DO and ERP permitting, the protections identified above are more than adequate to allow the project to have Exhibit 25 to be found sufficient.

Sincerely,



Greg Stuart

GS/project/13.009/25aug14stuart_stafffollowupmemo.pgs

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