

ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUFFICIENCY REVIEW  
TRANSMITTAL SHEET

TO: Distribution

FROM: Mikki J Rozdolski

DATE: 08/20/2014

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: 09/03/2014**

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: 08/21/2014



**STUART AND ASSOCIATES**  
Planning and Design Services

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August 19, 2014

To: Mikki Rozdolski, Senior Planner

From: Greg Stuart

Re: The 08/19/14 Revised Bermuda Lakes MCP and Schedules

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

Dear Mikki:

As a follow up to our 11 Aug. meeting please and the 19 August Sufficiency Response letter, please refer to the revised MCP and Schedules Ex. 15, 18 and 19, along with an updated Surface Water Management Plan Ex. 25. I look forward to speaking with you in the near future.

Sincerely yours,

Greg Stuart

gs/projects/13.009/doc/19aug14Stuart\_BermudaLakes\_SR3coverletter..pgs

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12b)	<b>Access--</b> Please refer to the previously submitted DOS2012-00026 Admin. Amendment, along with the revised MCP that depicts a secondary emergency access connection onto Tice Street.
12h)	<b>Open Space Design Plan</b> - Please refer to the revised MCP and Open Space Table.
12j)	<b>Buffers</b> - Please refer to the revised MCP's Cross Sections, North Boundary Wall and Fence Detail and Cul-de-Sac Detail, along with the revised Deviation Schedule.
14)	<b>Schedule of Deviations</b> - Please refer to the revised MCP and Deviation Schedule.
14a)	<b>Deviation Details</b> - Please refer to the revised MCP, Cross Sections, Details and Deviation Schedule.
14b)	<b>Deviation Documentation and Detail Drawings</b> - Please refer to the revised MCP, Cross Sections, Details and Deviation Schedule.
16a2)	<b>Drainage Concept</b> - Please refer to the revised Surface Water Management Plan.
16a4)	<b>Natural Features - Preservation</b> - Please refer to the revised Surface Water Management Plan.
11b)	<b>Access--</b> Please refer to the revised MCP that depicts a secondary emergency access connection onto Tice Street.
Misc.	<b>School Board</b> - As previously stated at this time in the design and permitting process, no specific clubhouse architectural plans have been developed. Therefor, the Applicant will agree to a limiting condition that states that the main entrance to the clubhouse restaurant if the restaurant sells liquor, will be outside of the north boundary Lee Co. School Board 500-ft. setback.

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## Ex. 15 - Request Statement - Development Standards

Revised 08/12/14

### 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.

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#### 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.

#### Parking Standard, Indoor & Outdoor Recreation:

- 3.5 spaces per 1,000 SF Clubhouse area

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## Ex. 18 - Bermuda Lakes RV Resort Use Schedule

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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
- Entrance gates, gatehouses
- Fences and Walls
- 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
- Personal Services, Group 1 - limited to the RV park users
- Place of Worship - limited to the RV park users
- Rental of Leasing Establishment Group 1 - limited to the Indoor & Outdoor Recreation area and to the RV park users
- Storage, open and indoor - limited to the RV park users
- Storage Sheds, unattached

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

Essential services

Essential service facilities Group 1 & 2

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

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

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## Exhibit 19 Bermuda Lakes RVPD Deviation Schedule

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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. buffer with an optional 8-ft. tall wall standard is functionally superior to the the 40-ft. vegetation standard in regard to screening potential Orange River Elementary School noise impacts and providing privacy and security to both the school and RV resort. The second reason relates to a complete absence of native and non-native vegetation within the subject area. Solid walls are superior when compared to vegetative screening for visual buffering, sound attenuation, and general security and privacy concerns. The project will benefit from reduced light, noise and sound impacts and phenomena originating from the Orange River Elementary School. The access way will be for lake and boundary buffer maintenance and will consist of a stabilized ground cover. 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, having the option of a screening wall is the minimum deviation necessary given the need to provide for school noise attenuation, 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 and a portion of the project's northwest cul-de-sac within the 50-ft. wide buffer as per MCP

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Cross Section B:B and the North Boundary Cul-de-sac Buffer Wall detail; landscaping will be consistent with 34-939(b)(3) albeit trees are to be restricted to small trees as per FDOT Easement Agreement I.N. 20090000074398.

The basis of the request is that the proposed 50-ft. buffer with vegetation screening incorporates a recorded FDOT drainage 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. Landscape plantings will be installed in a sinuous manner so as to avoid planting over the FDOT drainage pipe. The north cul-de-sac slightly encroaches the 50-ft. FDOT easement, is allowed under the FDOT Easement Agreement (N. 20090000074398) and grants the project suitable RV pad area and depth. The FDOT access way and north portion of the north boundary cul-de-sac are sited in a manner that allows for a 20-ft. deep landscape buffer planting area. In doing so it provides for LDC 34-939(b)(3) RV perimeter buffering and screening. The deviation is the minimum necessary given FDOT and private drainage maintenance access and circulation requirements. Finally, the Developer has the option of replacing the 34-939(b)(3) planting standards with the standards specified in Cross Section A:A, subject to obtaining approval in writing from FDOT.

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 unwarranted for the project's eastern boundary. It is noted that commercial properties adjoin the RV resorts east boundary while also fronting Lexington Ave. In essence the situation is a commercial to commercial abutting land use. The Land Development Code specifies a minimum Type A Commercial to Commercial buffer at 5-ft. wide, 4 trees per 100 LF and no wall. The Applicant is requesting the use of an augmented Type C Residential to Commercial Standard of 15-ft. wide, 5 trees and 18 shrubs per 100 LF., and an 8-ft. solid wall. The proposed augmented Commercial to Commercial buffering standard increases the width to from 5-ft. to 20-ft. and features a greater number of shrubs being planted in a continuous hedge. The proposed deviation standard is more than appropriate given LDC requirements. It will serve to minimize any commercial to RV compatibility issues while providing the

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applicant with a more efficient use of the land. The site's boundary is internalized. As such there are no public views from Lexington; no potential related visual impacts and commercial compatibility will occur from the proposed standard. As such it is the minimum deviation needed for the east boundary area.

The basis of the 20-ft. Tice Street request is that the proposed 40-ft. buffer is unwarranted due to a lack of existing vegetation and it's excessive depth when compared to the typical 15-ft. Type C ROW buffer. A 15-ft. buffer along Tice Street is the norm, given the function, character of the collector road. Furthermore, the request's justification for the use of a solid 8-ft. tall screening with 5 trees and 18 shrubs per 100 LF on the outside of the wall facing Tice Street is to advance the project's security and privacy. Currently, Tice Street views are characterized by tires, abandoned furniture, broken down cars, etc. Trespassing is also prevalent along the collector road corridor. The public interest in establishing a better Tice Street corridor and aesthetics will be advanced by the deviation in that a specific wall, fence and landscaping design will be developed with direct public participation vis-a-vis the Tice Community Planning Panel. The wall and landscape design will be submitted to Staff within the 8 week post-sufficiency review period as a regulatory and deviation condition. By having a specific design, visual impacts to the public are expected not to occur and the applicant will obtain much needed privacy and security while avoiding setting aside an extra 25-ft. to meet the 34-939(b)(3) requirement.

The basis of the 20-ft. buffer and wall deviation along the project's west and northwest boundary is that the proposed 40-ft. buffer is unwarranted due to it's excessive depth, the lack of existing native and non-native vegetation and adjoining land uses. The west property line is adjacent to a drainage lake (O.R.2114, PG 3894). The northwest property line is adjacent to the triangular shaped Balboa/ Garcia Ave. subdivision drainage easement area (04-44-25-12-00016.0020). No residential uses actually abut the project's subject west site areas. The two subject project area are better served by having a 20-ft. wide landscape buffer and screening wall as contrasted to the 40-ft. vegetative planting standard. 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. Given the lack of significant residential homes, a 20-ft. buffer and wall will still ensure compatibility. The project will benefit by obtaining a more efficient use of the land and, as such, is the minimum deviation necessary.

The basis of the 20-ft. buffer and wall deviation along the project's south boundary corresponding to parcel 03-44-25-00-00010.0010 is that the proposed 40-ft. buffer is unwarranted due to it's excessive depth and the adjoining agricultural property. According to the Lee County Property Appraiser the subject parcel is

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non-residential with the principle structure a warehouse/barn. The closest residential structure is approximately 490-ft. distant from the proposed 20-ft. buffer an wall. This area is better served by having a 20-ft. wide landscape buffer and screening wall as contrasted to the 40-ft. vegetative planting standard. The wall will perform better in nuisance prevention between the two land uses. The project will benefit by obtaining a more efficient use of the land and, as such, is the minimum deviation necessary.

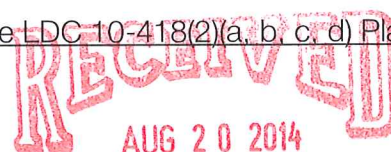
For the proposed 20-ft. landscape and wall buffer standard, landscaping will be 5 trees per 100 LF with a single continuous native hedge located on the wall's outside (towards the public area). The landscaping will feature with native and non-native grasses and ground covers; 75% of new trees will be 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.

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 Preserve areas depicted on the MCP.

The basis of the deviation request to eliminate the buffer requirement for the project's east boundary that adjoins parcels 03-44-25-12-00000.0010 and 03-44-25-12-00000.0020. The use and function for these adjoining parcels is Open Space Preservation. Given that fact that there are no compatibility issues due to the preserved open space area, no buffer is needed. The approximate 330-ft. depth of the two east boundary adjoining parcels leads to a finding of no public impacts, be they views or overall compatibility. The same is true for parcel 03-44-25-00-00013.0040. The parcel is not only owned by the Applicant, albeit within a different LLC, but it too is an Open Space Preserve tract. Again, given the approximate 330-ft. depth of the parcel, along with common ownership, compatibility is not an issue. Consequently the request to not have any buffering is fully warranted. 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



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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 for functional and/or economic reasons. The existing lake itself is a quasi-natural system with a somewhat sinuous shoreline. Hence the overall lake shoreline complies with 10-418(1). It is important to note that the rule's focus is on new drainage lakes, not existing lakes. A very small portion of the existing lake is being proposed for a bulkhead. Due to these reasons, 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 typical 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 an internal loop road with one-way streets. The deviation is needed in that the LDC does not include one-way road standards. A the proposed typical 16-ft. paved section, with accompanying 2-ft. valley curb, will provide for a total 20-ft. street width. This new standard is wide enough to allow for adequate RV site access and emergency access. In effect the loop road will generally act like private one-way commercial access street, though in this case with RV sites adjoining the street. 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 that is located outside of the 100-yr. flood zone and the Coastal High Hazard Zone. It is expected that the transient RV park will not be subject to storm surge. For heavy weather events such as

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hurricane, one can logically expect that park users will leave prior to a storm hitting. The users will more than likely drive away rather than ride it out. Hence there is no practical needed for an on-site shelter. Furthermore, due to insurance and liability issues, it is not realistic to expect the Developer to allow local residents to use the RV resort facilities for emergency shelter. 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 for the north access road in that it reduces the potential need for additional offsite access easement land to accommodate the road geometry needed to incorporate an roundabout. The deviation advances the project in that the RV resort will be adequately served by having one internal roundabout. This is roundabout is located within the southern Lexington access road. A comprehensive loop road system is designed to facilitate internal and external vehicle movements, both from Lexington and the secondary access onto Tice Street. The project will benefit from the deviation by incorporating a more function and cost effective internal circulation pattern and by potential reducing the amount of land needed of the north offsite access easement. The deviation road standard is internal to the project and 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. and 50-ft. landscape buffer with 10 trees and 66 shrubs per 100-ft. consistent with the MCP's Section C:C and the 20-ft. buffer and eight feet wall with 10 trees per 100 LF and a single continuous hedge consistent with the MCP's west and northwest property boundary area.

The Deviation pertains to the west site boundary area associated with the projects north/south cul-de-sac road. It is noted that the approximate distance from the project's north/south cul-de-sac road to the three west boundary single family

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homes is approximately 120-ft. For the 40-ft. west site buffer the project is approximately 5-ft. shy of exceeding the 125-ft. standard. Hence the deviation is de minimis in function and character. The distance from the project road to the two homes located along Underwood Dr. is approximately 55-ft. These off-site residences will be buffered by a 40-ft. and 50-ft. buffer with 10 trees and 66 shrubs per 100 LF. Consequently, given the very limited number of adjoining homesites, greater buffer width and new and enhanced planting standards, the 10-416(d)(6) wall is not warranted.

The proposed 20-ft. buffer and eight feet wall with 10 trees per 100 LF and a single continuous hedge facing the outside is an appropriate standard for the MCP's west and northwest property boundary area. This is so in that the offsite and adjoining neighborhood area is comprised of a large drainage lake and a vacant, unimproved tract of land. The slight reduction of the 25-ft. standard to 20-ft., is justified by the fact that there are no residences immediately adjoining the subject site boundary and that the functional intent of 10-416(d)(6) is met by the 8-ft. solid screening wall.

The project will benefit by obtaining a greater land use efficiency. 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. and 50-ft. vegetative buffer and the 20-ft. vegetative buffer and wall, will more than adequately serve to prevent deleterious impacts to the surrounding neighborhood.

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 projects entrance roads and spine road consistent with the MCP.

The basis of the deviation is that one PUE is more than adequate for the project's entrance roads and spine road. north entrance road. The deviation will serve to minimize the land area needed for the spine road and the north off-site access easement that slightly cuts through the North Trail RV Center's Preserve tract. The project will benefit from the deviation by incorporating a more functional and cost effective internal easement pattern. The PUE deviation is internal to the project and, as such will not create any deleterious negative impacts to the public.

Deviation 12 LDC §10-421(a)(8) that requires buffer plantings to be installed on the exterior side of fence or wall; to allow for privacy wire mesh and chain link fencing to be installed

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along and/or adjacent to the property boundary line and with landscape buffer materials to be planted on the inside project privacy fencing.

The basis of the deviation is to advance privacy and security interests for the RV resort project. By having privacy fencing along the property boundary and outside of the landscape buffer area, better security is advanced. The deviation will still allow for non-walled, vegetation oriented views in that fencing will be open wire mesh and/or chain link. The privacy fence deviation will not impact the viability and maintenance of the various proposed landscape planting areas within the 20-ft. and 40-ft. + buffers. Reflecting that fact, there are no deleterious impacts to the public interest. The deviation to have security fencing on the projects perimeter is logical and is the minimum necessary for the project for property and personal protection and privacy.

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Professional Engineers, Planners & Land Surveyors

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**Exhibit 25 Bermuda Lakes RVPD Surface Water Management Plan**

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

The existing site runoff characteristics reflect the degree and character of the site's surrounding urbanized land uses. Previous grading activities such as excavation for highway fill, ditching for community drainage and berming have all occurred on site. The existing 10 +/- acre lake on the north side of the site is the predominant existing drainage feature. There is also a north-south oriented ditch located within the project's western portion. This conveys waters from the site and adjacent properties southward to the Tice Street drainage ditches and northward to the Caloosahatchee River. To the east of the site is Lexington Avenue and the North Trail RV Center Native Off-Site Preserve (not a part of this development). Drainage from these areas enters the eastern portion of the site through depressional areas and unmaintained ditches. The inflow generally flows towards Preserve Area 2 and then towards the western ditch. This flow pattern will be preserved in the post development condition.

In general terms, the project's drainage concept is based upon attenuation for a 25 year/3 day storm event. The primary hydrological concern for the site will be the management and storage of its surface waters as determined by FAC 17-3, 17-40, 17-301 and 40E-4. . An Environmental Resource Permit (ERP) from the South Florida Water Management District will be sought. The ERP permit will adhere to the criteria that there will not be a net increase in storm water run off quantity nor diminished water quality, as measured from existing, pre-development conditions. Furthermore, the ERP permit will assure the continuation of off-site/thru-site drainage flows with no impacts to upstream facilities and properties. Particular focus will be placed on east to west drainage, along with the properties west site drainage ditch.

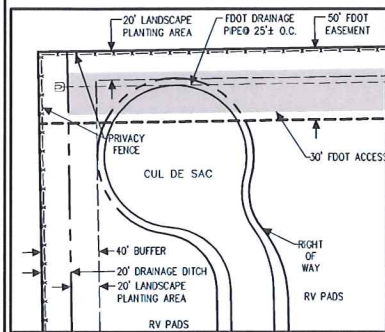
The project will feature perimeter site berming and the large 10 acre lake will be utilized for surface water attenuation and water quality treatment. A detention area located within the south east portion of the site will also be used for water quality treatment and attenuation with discharge into the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

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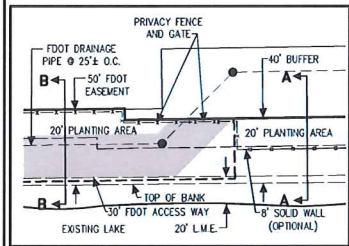




0 100 200 300  
GRAPHIC SCALE 1" = 100'



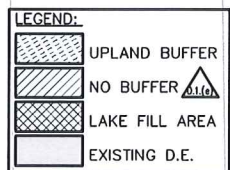
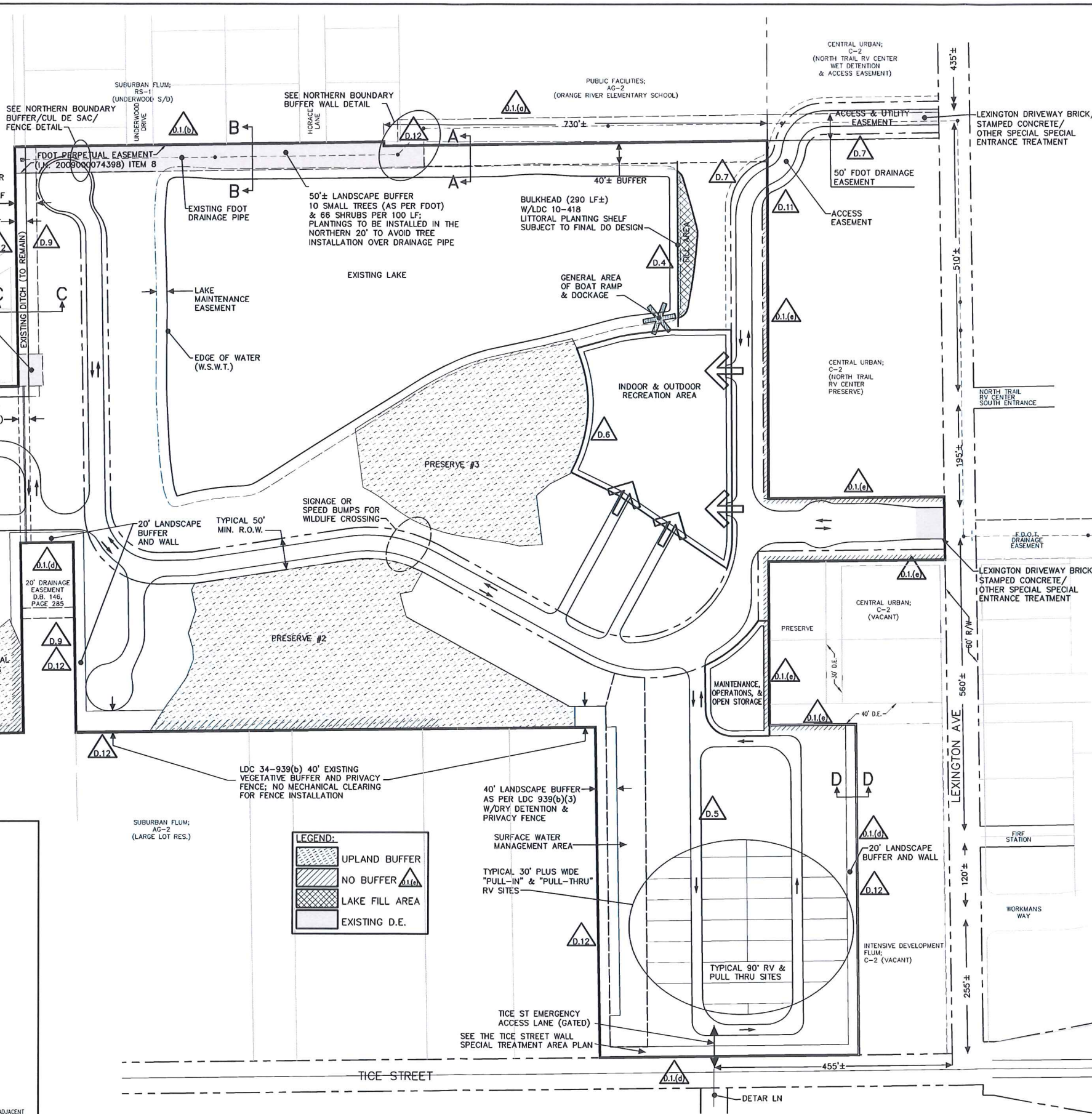
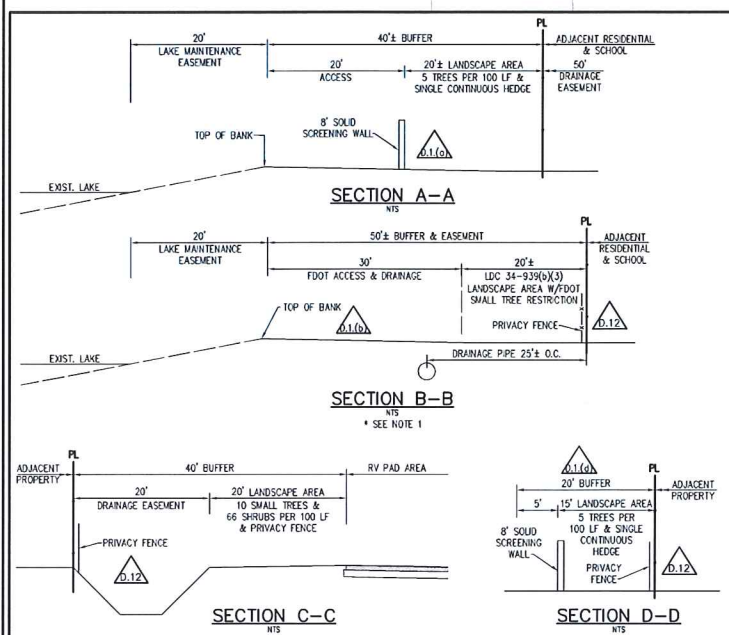
**NORTH BOUNDARY BUFFER, CUL DE SAC & FENCE DETAIL**  
NTS  
\*SEE NOTE 1



**NORTH BOUNDARY BUFFER & WALL DETAIL**  
NTS

**RECEIVED**  
AUG 20 2014  
COMMUNITY DEVELOPMENT

DCI 2014-00010



**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±  
**REQUIRED OPEN SPACE @ 30%** 14.63 AC±  
**REQUIRED NATIVE OPEN SPACE** 7.32 AC±  
**PROVIDED TOTAL OPEN SPACE:**

PRESERVE #1 2.44 AC±  
PRESERVE #2 3.89 AC±  
PRESERVE #3 2.72 AC±  
SITE PERIMETER BUFFER 2.79 AC±  
LAKE (25% TOTAL) 3.66 AC±

**TOTAL PROJECT OS** 15.50 AC±  
**PROVIDED NATIVE OPEN SPACE:**  
PRESERVE #1 2.10 AC±  
PRESERVE #2 3.18 AC±  
PRESERVE #3 2.18 AC±

**TOTAL NATIVE OPEN SPACE** 7.46 AC±  
**MIN. COMMON REQUIRED OUTDOOR REC.:** 12,183 SF±  
**PROVIDED COMMON OUTDOOR REC.:** 87,060 SF±

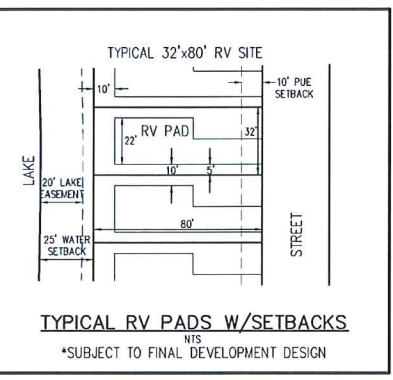
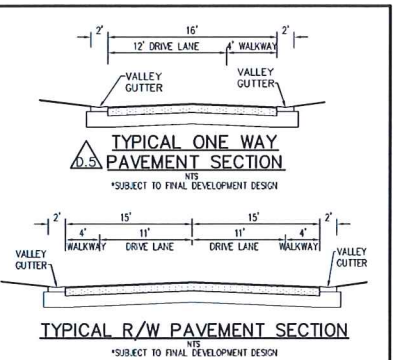
**BERMUDA LAKES RVPD DEVELOPMENT STANDARDS**

**RECREATIONAL VEHICLE UNITS:**  
LOT AREA MIN. - 2,500 SF  
LOT WIDTH MIN. - 30-FT.  
LOT DEPTH MIN. - 80-FT.  
INTERNAL STREET SETBACKS - 10-FT.  
BEFORE 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.

**INDOOR & OUTDOOR RECREATION AREA PARKING:**  
3.5 SPACES PER 1,000 SF TOTAL CLUBHOUSE FLOOR AREA



**PROJECT NOTES:**  
1. FOR THE NORTH BOUNDARY CROSS SECTION B-B AREA THE DEVELOPER HAS THE OPTION OF REPLACING THE VEGETATIVE BUFFER WITH AN 8' SOLID WALL AND LANDSCAPING CONSISTENT WITH CROSS SECTION A-A, SUBJECT TO OBTAINING APPROVAL IN WRITING FROM FDOT.

NO.	DATE	REVISION DESCRIPTION	BY
1	8/15/2014	MASTER CONCEPT PLAN REVISIONS	EMH
2	8/23/2014	MASTER CONCEPT PLAN REVISIONS	EMH
3	8/23/2014	MASTER CONCEPT PLAN REVISIONS	EMH
4	8/23/2014	MASTER CONCEPT PLAN REVISIONS	EMH

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



