

ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUFFICIENCY REVIEW  
TRANSMITTAL SHEET

TO: Distribution

FROM: Mikki J Rozdolski

DATE: 09/09/2014

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: 09/23/2014**

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: 09/10/2014



**STUART AND ASSOCIATES**  
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September 9, 2014

To: Mikki Rozdolski, Senior Planner;  
Suzzane Derheimer

From: Greg Stuart

Re: The 09/09/14 Revised Bermuda Lakes MCP

CC: Alan Erp, Sam Marshall, PE,

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SEP 09 2014

COMMUNITY DEVELOPMENT

Dear Mikki:

Pursuant to the 5 September email from Suzzane, please refer to the revised MCP. The "No Buffer" graphic within the Preserve Area is deleted, the Legend has been amended to identify "Preserve", and the Section D:D has been changed to keep the screening wall but eliminate the privacy fence. In response to the question pertaining to fence "meshing", the applicant is referring to a wire mesh fence and not a fabric cover over a fence. Though not formally a part of the final request for additional information, we are resubmitting a revised Surface Water Management Plan Ex. 25, along with the site's LIDAR topographic map and a conceptual MCP drainage plan. I look forward to speaking with you in the near future.

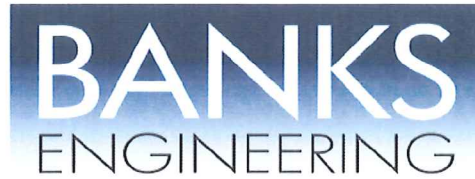
Sincerely yours,

Greg Stuart

gs/projects/13.009/doc/9sept14Stuart\_BermudaLakes\_SR4coverletter.pgs

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SEP 09 2014  
COMMUNITY DEVELOPMENT

Professional Engineers, Planners & Land Surveyors

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

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.

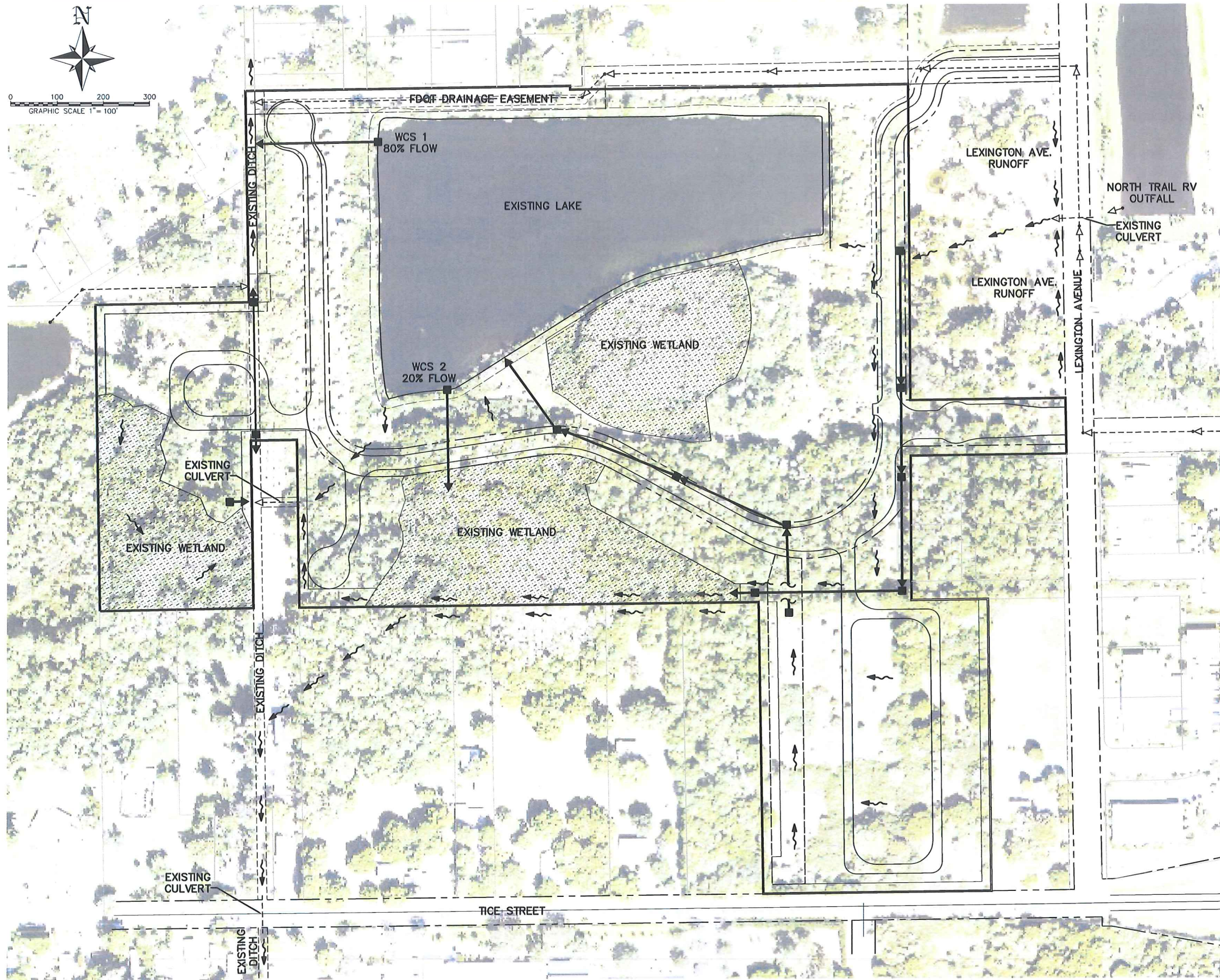
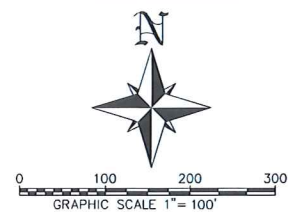
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- LEGEND**
- EXISTING FLOW DIRECTION
  - EXISTING DRAINAGE STRUCTURE AND PIPE
  - PROPOSED DRAINAGE STRUCTURE AND PIPE TO PRESERVE EXISTING FLOW PATTERNS

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NO.	DATE	REVISION DESCRIPTION	BY

**Stuart Associates**  
 Planning & Design Services  
 www.stuartassociates.com

**BANKS ENGINEERING**  
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HYDROLOGY EXHIBIT									
THE BURMUDA LAKES RV RESORT PLANNED DEVELOPMENT									
LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
9/9/2014	2062NT	HYDRO		EMH		1"=100'	1		

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