

ZONING DIVISION  
LEE COUNTY  
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW  
TRANSMITTAL SHEET

TO: Distribution

FROM: Mikki J Rozdolski

DATE: 10/07/2014

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

PROJECT NAME: BERMUDA LAKES RV RESORT RVPD  
INFORMATION SUMMARY:

CASE #: DCI2014-00010

To update your file  
 Review and forward substantive comments **ASAP**.

## Comments due to Mikki J Rozdolski by 10/21/2014

Additional Comments:

cc: DCI planner/working file  
DCI Zone File

Distributed by: Jamie Prancing

Date: 10/08/2014



**STUART AND ASSOCIATES**  
Planning and Design Services

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Fort Myers, FL 33907

C 239-677-6126  
[Greg@Stuarturbandesign.com](mailto:Greg@Stuarturbandesign.com)

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October 6, 2014

**RECEIVED**  
OCT 07 2014

**COMMUNITY DEVELOPMENT**

To: Mikki Rozdolski, Senior Planner;  
Suzzane Derheimer

From: Greg Stuart

Re: The 10/06/14 Revised Bermuda Lakes MCP & Tice Street Betterment Plan

CC: Alan Erp, Sam Marshall, PE,

Dear Mikki:

Pursuant to our recent October 2 meeting, please see the revised MCP for various clean up items. In addition, please see the revised Tice St. Wall Buffer Plan, with LDC 34-939 standards, and rear iron fence planting standards.

I look forward to speaking with you in the near future.

Sincerely yours,

Greg Stuart

gs/projects/13.009/doc/6Oct14Stuart\_BermudaLakes\_BettermentPlanRevisionCover.pgs

DCI 2014-00010

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RV SITES

RV SITES

INTERNAL RV ACCESS WAY

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**Landscape Standards:**

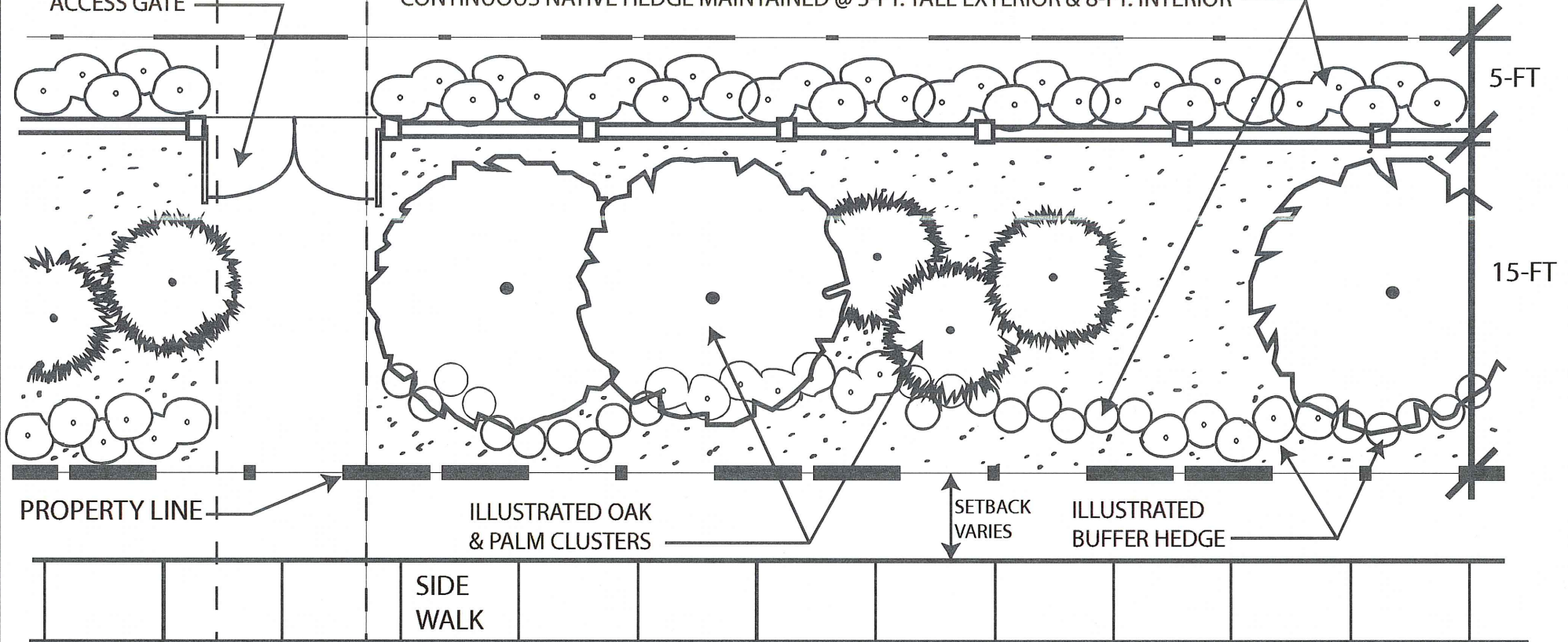
- \* Native and Non-native Grasses & Ground Covers
- \* Trees @ Min. 14-ft. @ Planting; Palms Staggered Clusters @ 14-ft. to 18-ft. As Per 34-939(b)(3)(d.)
- \* Native Shrubs @ Min. 3-ft. Planting On Wall Exterior/Maintained @ 5-ft.; Interior Wall Shrubs Planted @ 3-ft. & Maintained @ 8-ft.

**Wall Design Standards:**

- \* 8-ft. Height Solid Wall As Per LDC, Deviation D.1(d) & Sec. D:D
- \* Or Combination Wall & Fence Design; Wall Component Not To Exceed 5.5-ft. In Height w./34-939(b)(3)(d.) Shrub Hedge On Interior Side Of Wall
- \* Or Alternative Wrought Iron Perimeter Fencing As Per D.12 & Cross Section D:D

WALL/FENCE W./  
EMERGENCY  
ACCESS GATE

20-FT. BUFFER W./COMBINED WALL/FENCE (8-Ft. Tall), 5 TREES PER 100 LF (75% Native),  
CONTINUOUS NATIVE HEDGE MAINTAINED @ 5-FT. TALL EXTERIOR & 8-FT. INTERIOR



**The Tice St. Wall Special Treatment Buffer Plan  
For The Bermuda Lakes RVPD**

DCI 2014-00010  
TICE STREET

**Landscape Standards:**

- \* Native and Non-native Grasses & Ground Covers
- \* Trees @ Min. 14-ft. @ Planting; Palms Staggered Clusters @ 14-ft. to 18-ft. As Per 34-939(b)(3)(d.)
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8-ft. MAINTAINED REAR FENCE & COMBINATION WALL/FENCE SHRUB HEDGE



EMERGENCY ACCESS GATE

ILLUSTRATED SABLE PALM CLUSTERS

ILLUSTRATED OAK TREE PLANTINGS

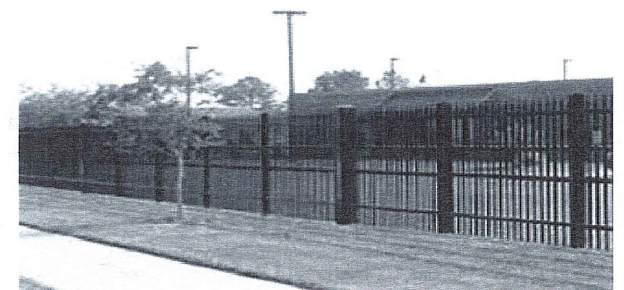
ILLUSTRATED HEDGE PLANTINGS

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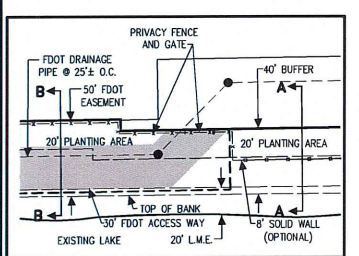
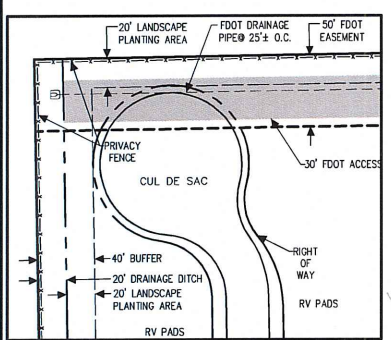
COMMUNITY DEVELOPMENT

DCI 2014-00010

**The Tice St. Wall Special Treatment Buffer Plan  
For The Bermuda Lakes RVPD**

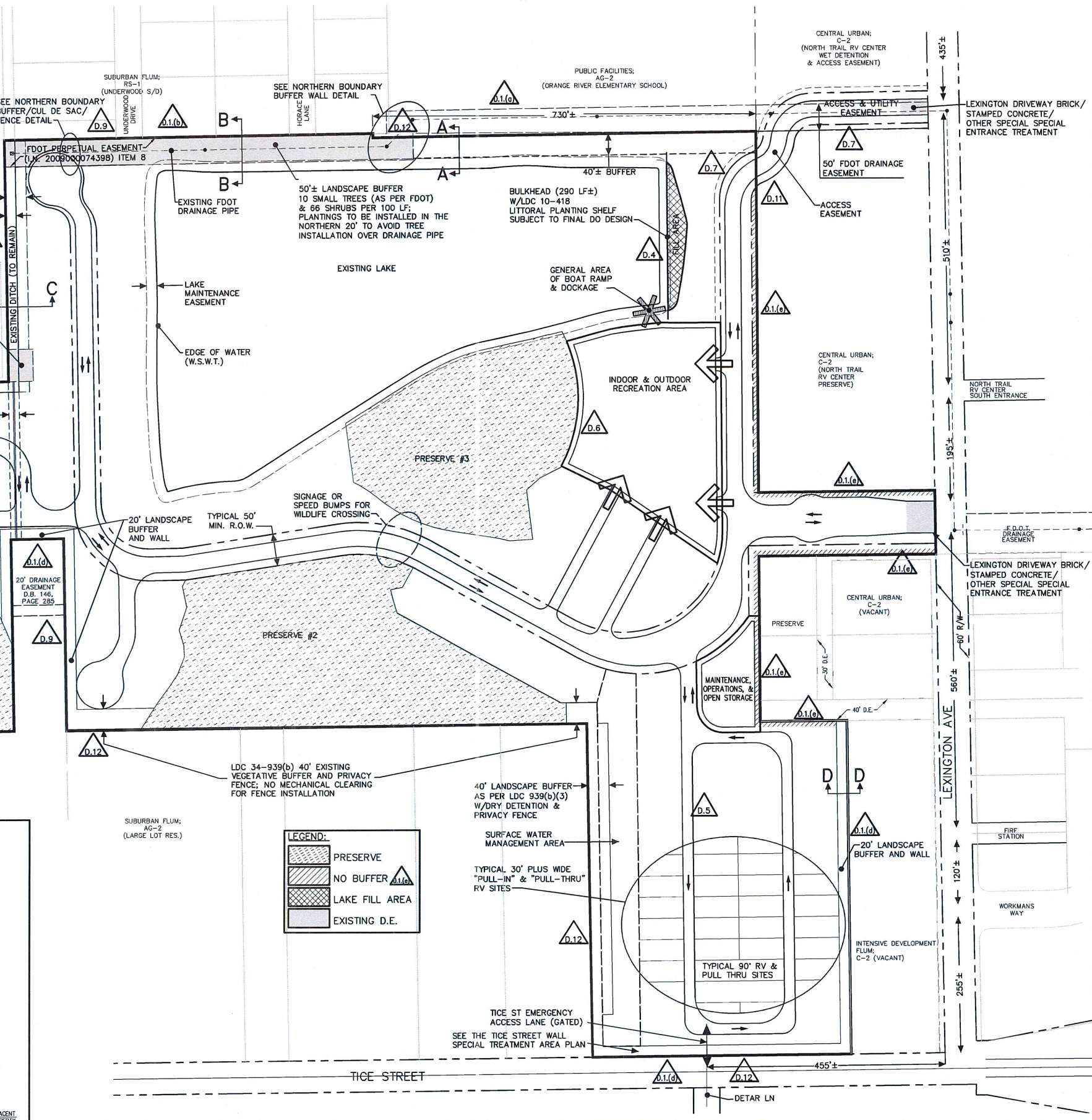
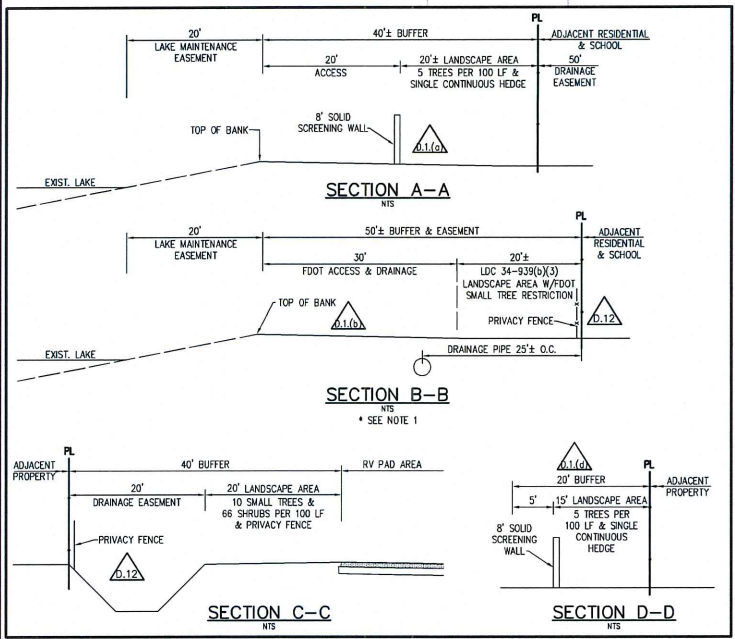


ALT. WROUGHT IRON PERIMETER FENCING ILLUSTRATION (Deviation 12)



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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	3.76 AC±
PRESERVE #3	2.18 AC±
TOTAL NATIVE OPEN SPACE	8.00 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.
- 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:**

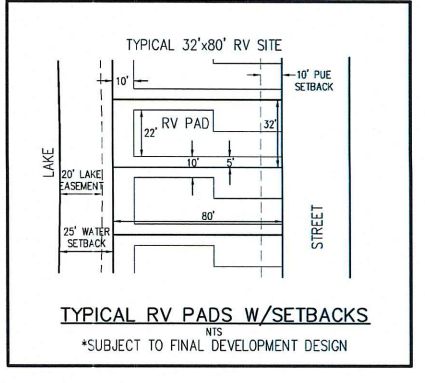
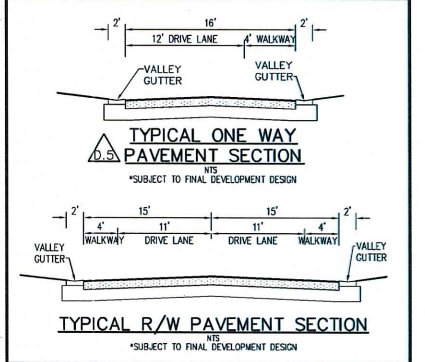
- LOT AREA MIN. - 32,000 SF
- STREET SETBACKS - 25-FT.
- SIDE YARD SETBACKS - 10-FT.
- REAR YARD/REAR YARD WATER BODY - 25-FT.
- MAX. HEIGHT - 35-FT.
- MAX. LOT COVERAGE - 50%
- ACCESSORY STRUCTURE SETBACK MIN. - STREET @ 20-FT.; SIDE AND REAR @ 5-FT.

**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
5	10/6/2014	MASTER CONCEPT PLAN REVISIONS	EMH
4	8/15/2014	MASTER CONCEPT PLAN REVISIONS	EMH
3	7/30/2014	MASTER CONCEPT PLAN REVISIONS	EMH
2	6/25/2014	MASTER CONCEPT PLAN REVISIONS	EMH
1	6/18/2014	MASTER CONCEPT PLAN REVISIONS	EMH



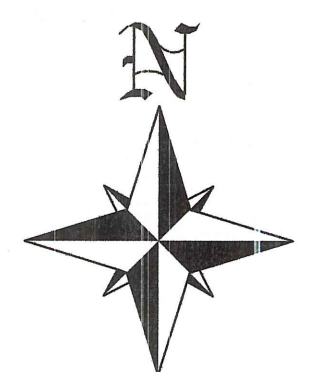
10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33965  
PHONE: (239) 939-5490 FAX: (239) 939-2523  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690  
WWW.BANKSENG.COM

**MASTER CONCEPT PLAN**

**THE BURMUDA 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



**BERMUDA LAKES RV RESORT**  
**PROJECT DATA**  
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TOTAL SITE AREA 48.78 AC±  
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 MIN. COMMON REQUIRED OUTDOOR REC.: 12,183 SF±  
 PROVIDED COMMON OUTDOOR REC: 87,060 SF±

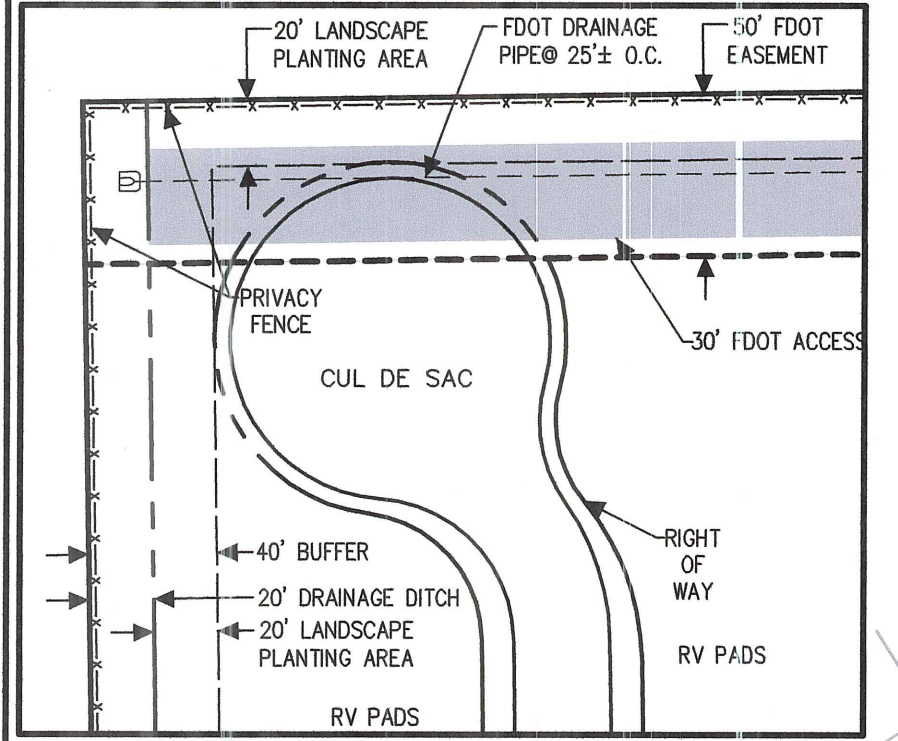
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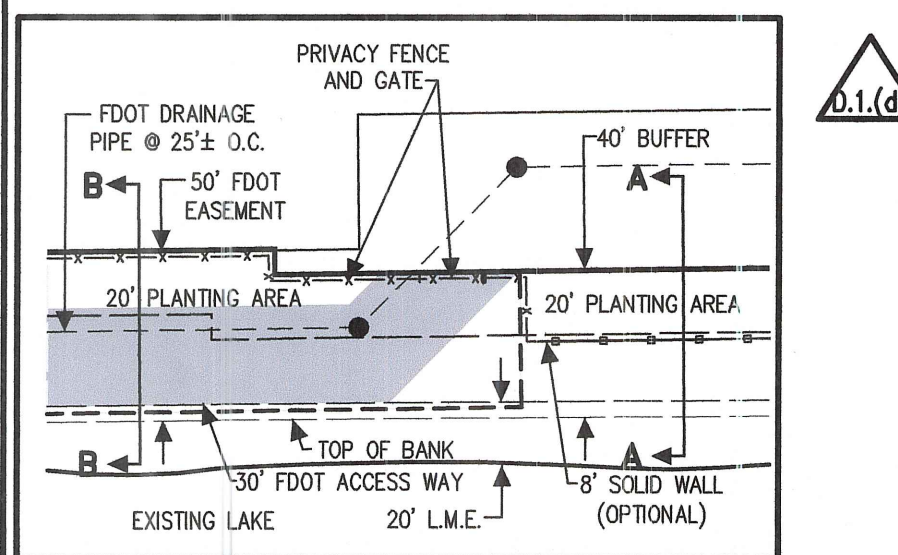
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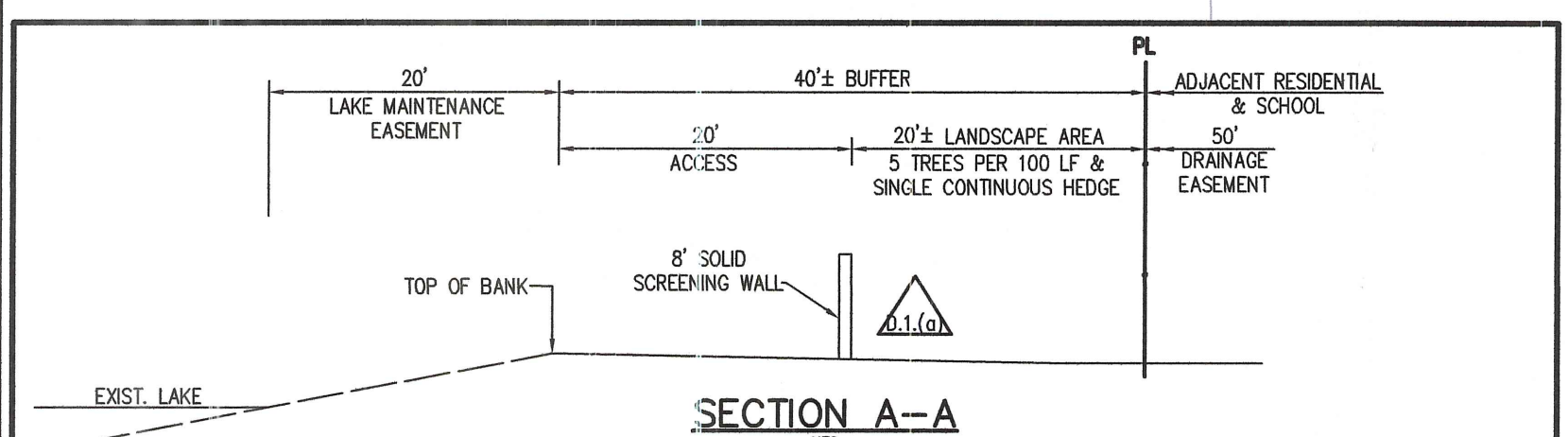
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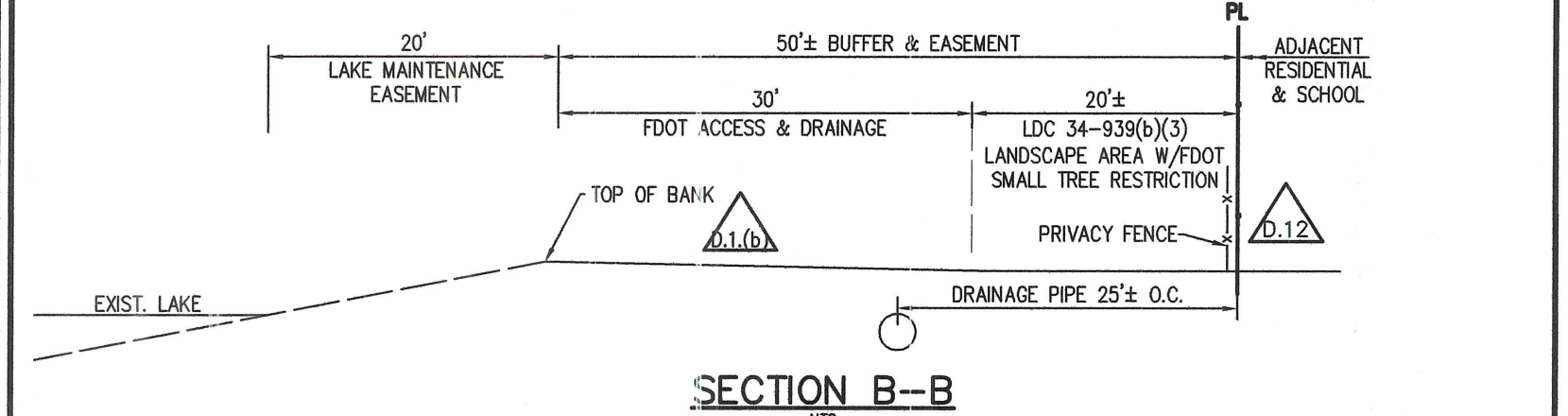
**NORTH BOUNDARY BUFFER, CUL DE SAC & FENCE DETAIL**  
 NTS  
 \*SEE NOTE 1



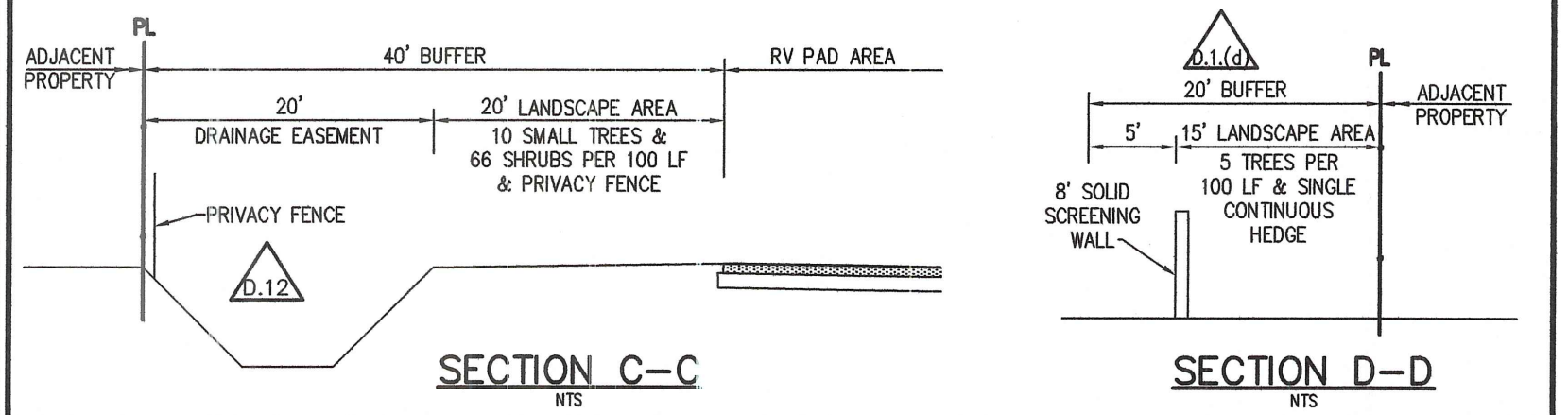
**NORTH BOUNDARY BUFFER & WALL DETAIL**  
 NTS



**SECTION A-A**  
 NTS

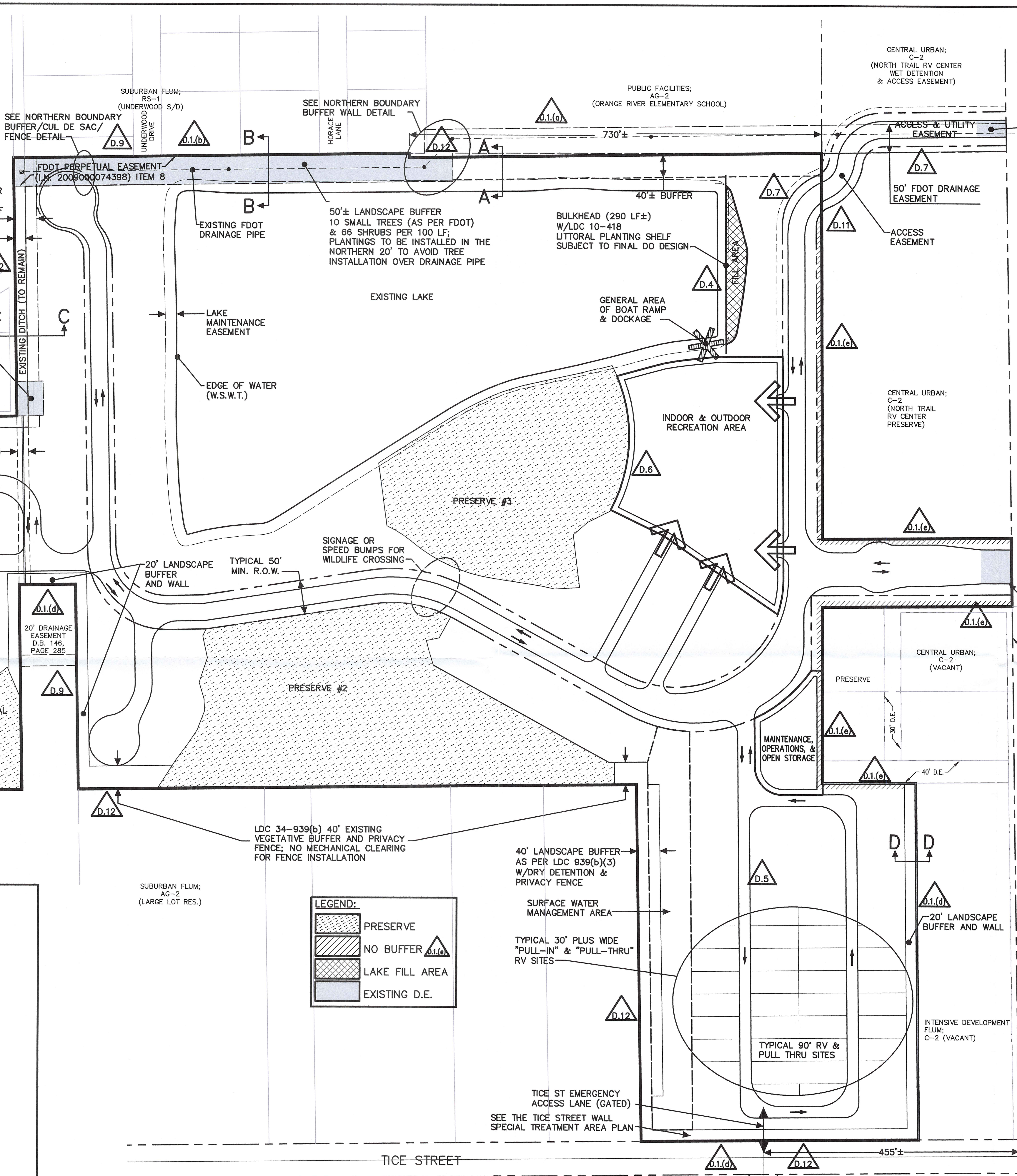


**SECTION B-B**  
 NTS  
 \*SEE NOTE 1



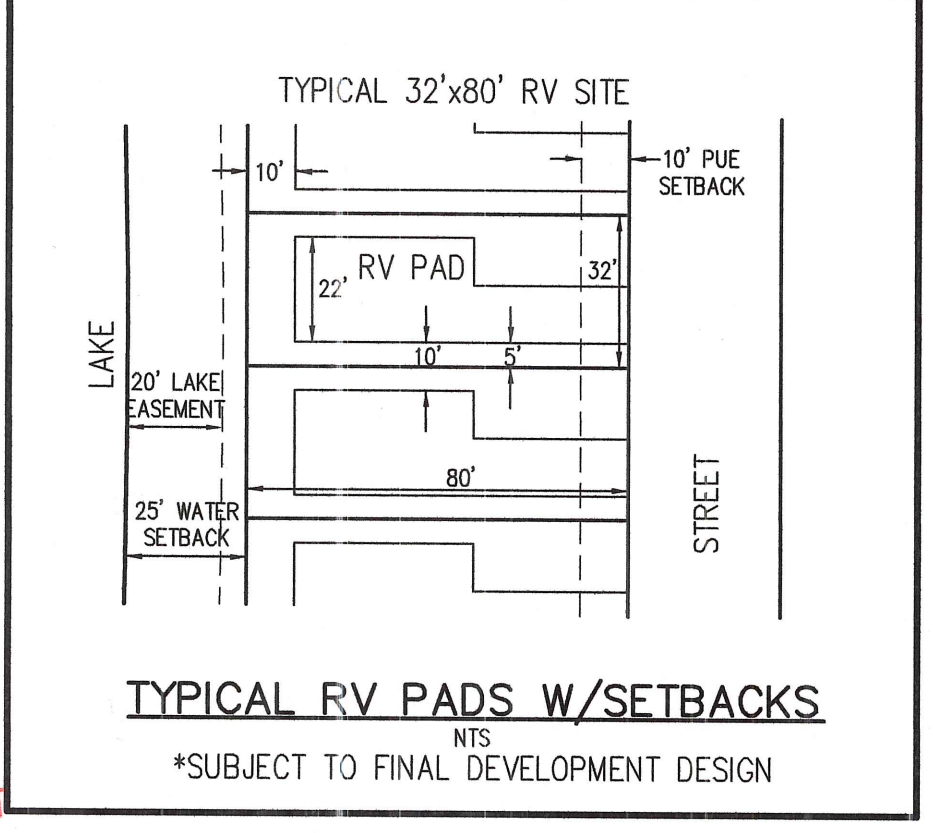
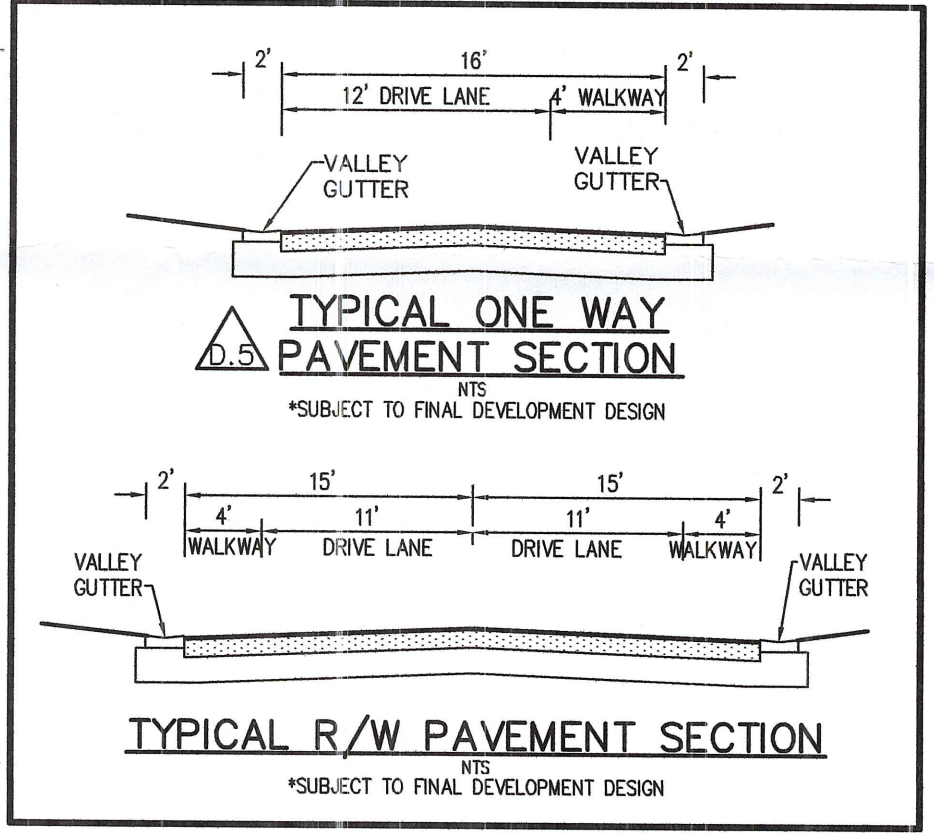
**SECTION C-C**  
 NTS

**SECTION D-D**  
 NTS



**LEGEND:**

- PRESERVE
- NO BUFFER
- LAKE FILL AREA
- EXISTING D.E.



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