

Princing, Jamie

From: Rozdolski, Mikki
Sent: Tuesday, February 10, 2015 1:17 PM
To: Princing, Jamie
Subject: FW: The Bermuda Lakes Recreational Vehicle Park Emergency Shelter
Attachments: 18Feb14Stuart_BermudaLakesRVLocationMap.pdf; 2062NT_MCP_10-4-14.pdf; Lee Mayfield.vcf; Lee Mayfield2.vcf; SurgeZones_2010_17X22.pdf

Can you please put a copy of this into the file for DCI2014-00010? Thank you!

Mikki Rozdolski
Senior Planner
Lee County Zoning Division
email: mrozdolski@leegov.com
phone: 239-533-8317

From: Mayfield, Lee
Sent: Tuesday, February 10, 2015 12:22 PM
To: Rozdolski, Mikki
Cc: Bjostad, James; Farmer, Robert
Subject: FW: The Bermuda Lakes Recreational Vehicle Park Emergency Shelter

Mikki,

Based off the below email and the fact that this RV Park will NOT be permanent or semi-permanent/seasonal and is a facility in support of North Trail RV Center, Emergency Management does not have an objection to the shelter exemption in this particular case. We would still require the owners to provide disaster preparedness information to its transient (days or weeks) residents as well as develop an emergency preparedness and evacuation plan as highlighted in the text below.

Also, the language that says the proposed RV Park will not be subject to storm surge is incorrect. This location is in Storm Surge Zone C and would be subject to storm surge from hurricanes in certain scenarios. Map attached.

Thanks and please let me know if you need anything additional from me at this time,

Lee



From: Greg Stuart [<mailto:greg@stuarturbandesign.com>]
Sent: Monday, February 02, 2015 2:21 PM
To: Mayfield, Lee
Cc: Houck, Pamela; Rozdolski, Mikki; Sam Marshall
Subject: The Bermuda Lakes Recreational Vehicle Park Emergency Shelter

Dear Lee:

Pam Houck and Mikki Rozdolski suggested that I contact you regarding the Bermuda Lakes Recreational Vehicle planned development zoning request. My firm is representing the Applicant, owners of the North Trail RV Center. So, prior to giving you a call, the intent of this correspondence is to brief you on our request and approval status.

The RV project is located generally across the street from the Tice Fire Department, along Lexington Ave. The RV resort is solely for Class A motorhomes as an ancillary facility and to support the customers of the North Trail RV Center (located across the street). The RV resort is to support transient users, not permanent or semi-permanent. Park Units and Mobile Homes are not permitted uses.

We have requested a deviation to the rule that requires recreational vehicle developments to construct an on-site shelter (LDC 10-258 Emergency Shelters). For your convenience I am embedding the actual request within this email (see below). Lee County Staff agrees with our code deviation request to not build an on-site shelter. Their positive recommendation is based on the fact that it is a commercial transient park with no permanent occupants. That the park will be used for large Class A motorhomes. Staff is in agreement that if there is a major storm event, it is logical to expect the owners of \$200,000 + motorhomes to leave and go elsewhere. In general terms it makes little sense to go through the expense of building an on-site shelter only to have no need for it.

The reason why I am corresponding to you is that in spite of Staff approval on this issue (and on the overall project), the Hearing Examiner issued her report with a recommended denial for the LDC 10-258 deviation request. Staff and myself believe that the Staff's positive recommendation be upheld and the deviation granted. The BOCC Hearing is 18 Feb. I would like your opinion on this issue and also your support. I am attaching a copy of the project MCP and Location Map. I will call in you in the immediate future.

Thank you for your consideration pertaining to this issue.

Sincerely,

Greg Stuart

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 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.

GREGSTUART

(c) 239 677 6126

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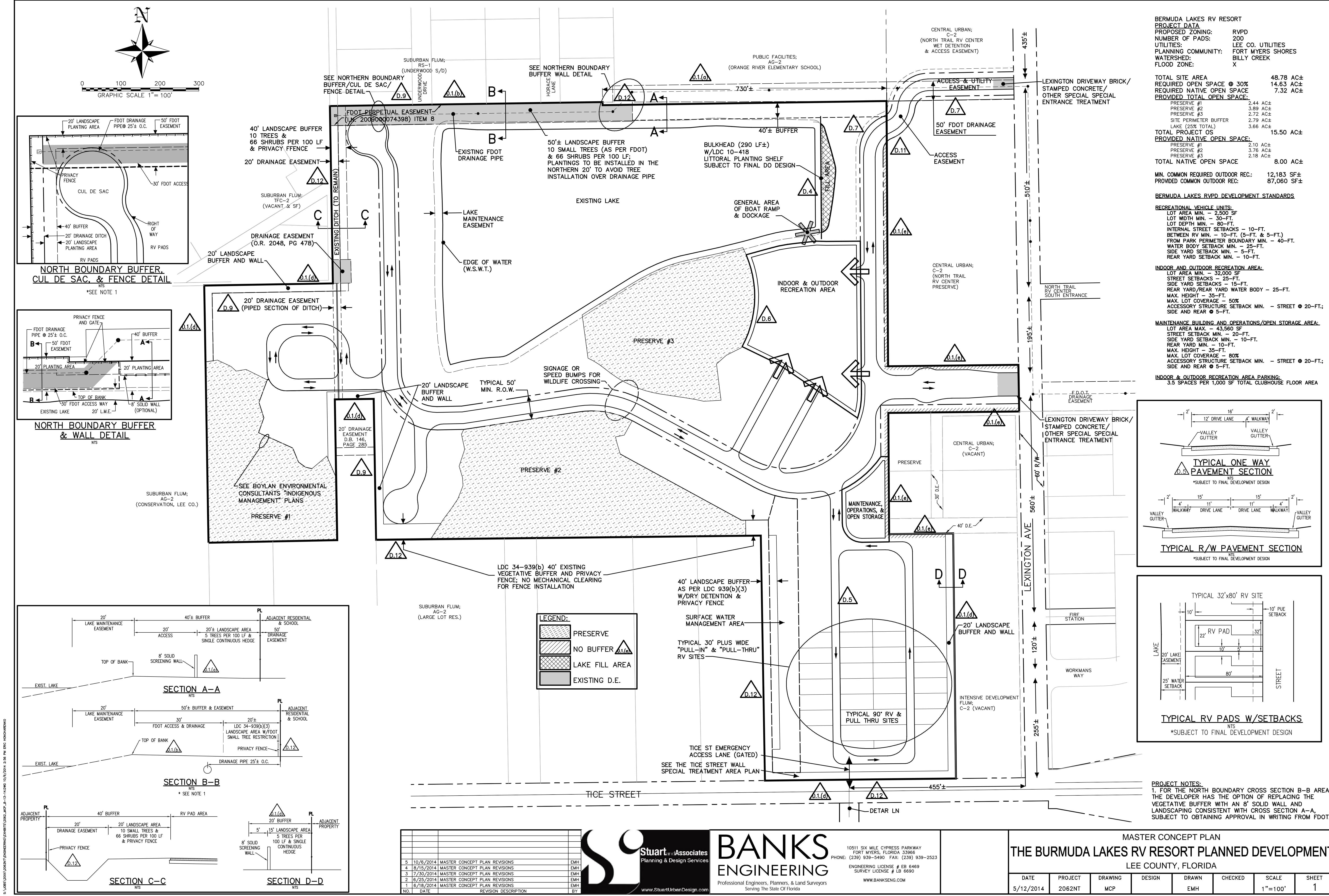
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A Location Map For The Bermuda Lakes RV Resort



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±

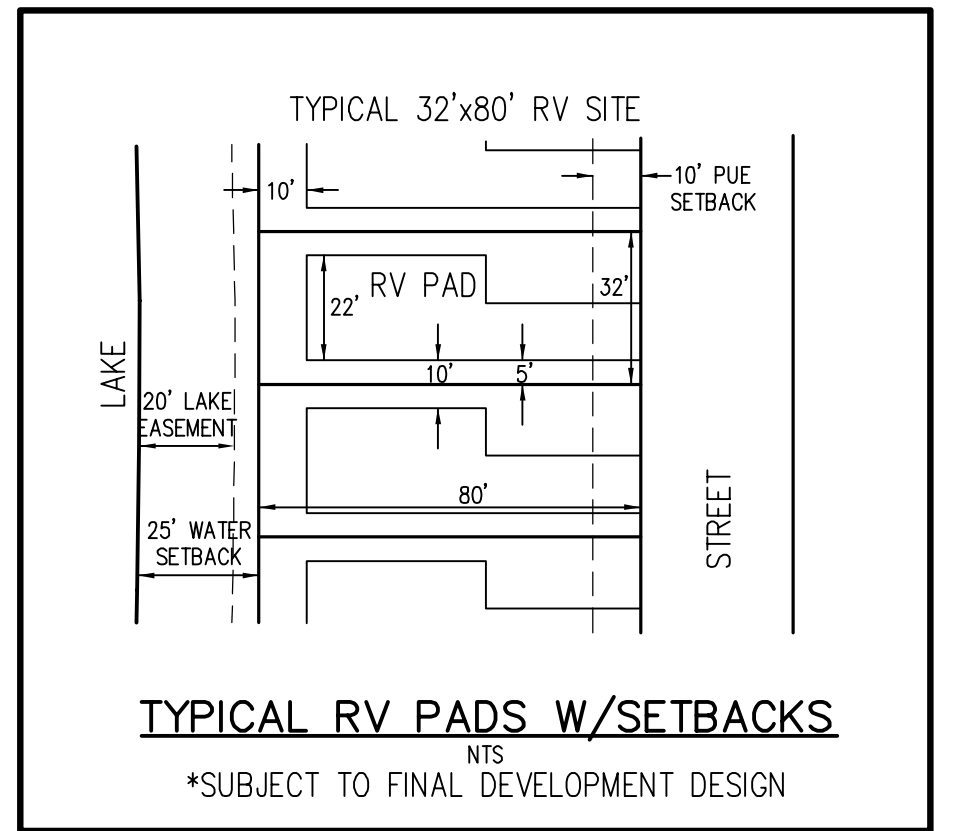
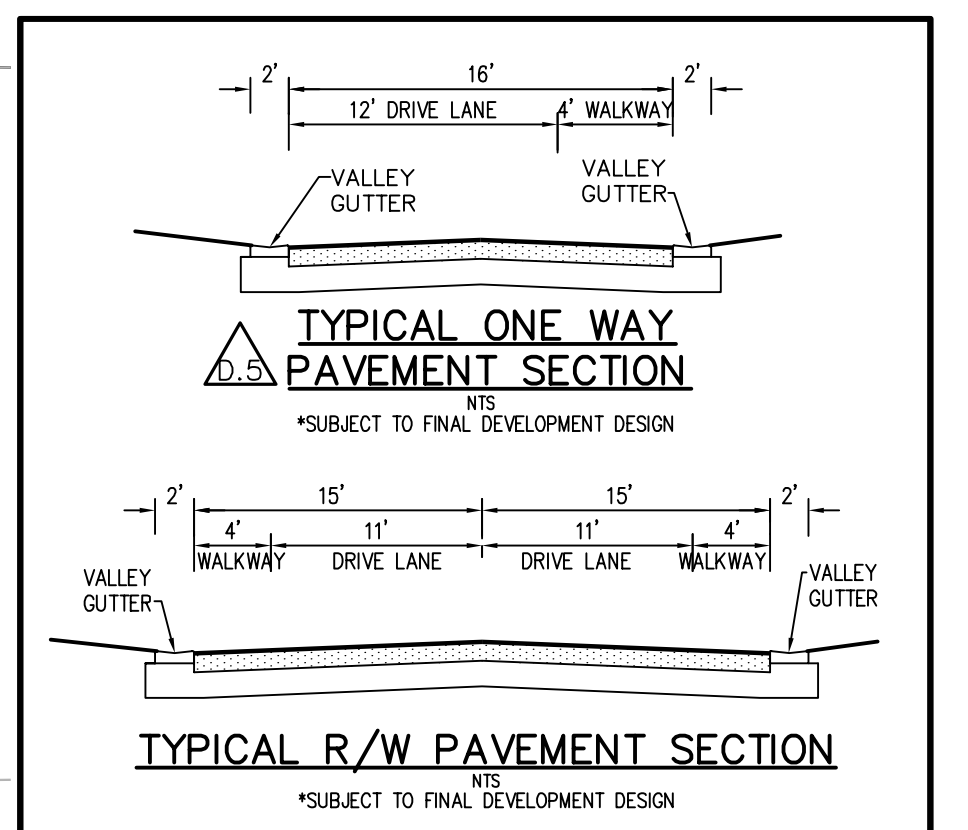
BERMUDA LAKES RVPD DEVELOPMENT STANDARDS

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 - 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	10/15/2014	MASTER CONCEPT PLAN REVISIONS	EMH
2	10/15/2014	MASTER CONCEPT PLAN REVISIONS	EMH
3	10/15/2014	MASTER CONCEPT PLAN REVISIONS	EMH
4	10/15/2014	MASTER CONCEPT PLAN REVISIONS	EMH
5	10/15/2014	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	SHEET
5/12/2014	2062NT	MCP		EMH		1

Lee County Surge Zones and Evacuation Times

