

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Exit 24 LLC, to rezone a 48.73± acre parcel from Residential Planned Development (RPD) and Industrial Planned Development (IPD) to Recreational Vehicle Planned Development (RVPD), in reference to The Bermuda Lakes RV Resort RVPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Laura B. Belflower, was advertised and held on November 12, 2014; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2014-00010 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on February 18, 2015, before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 48.73± acre parcel from RPD and IPD to RVPD, to allow the property to be developed with a transient recreational vehicle park with up to 200 lots and related accessory uses. Potable water and sanitary sewer services will be available by Lee County Utilities. No blasting is proposed.

The property is located in the Suburban, Intensive Development, Central Urban, and Wetlands Future Land Use Categories and is legally described in attached Exhibit "A." The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "The Bermuda Lakes RV Resort Planned Development," dated 5/12/2014, last revised 3/4/2015 and date-stamped "Received MAR 18 2015 Community Development," and attached hereto as Exhibit "C," except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local

development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. Uses and Site Development Regulations

a. Schedule of Uses

Accessory Uses, Buildings and Structures (not permitted on RV lots)  
Administrative Offices  
Caretaker Residence  
Community Gardens  
Entrance Gates, Gatehouses  
Essential Services  
Essential Service Facilities, Groups I and II  
Excavation: Water Retention  
Fences and Walls  
Parking Lot, Accessory  
Recreational Vehicles (limited to a maximum of 200 transient units)  
Signs, in compliance with LDC Chapter 30  
Vehicle and Equipment Dealers, Group IV (limited to RV's)

**The following uses are limited to the Indoor/Outdoor Recreation Area:**

Accessory Uses, Buildings, and Structures  
Boat ramps and Dockage (limited to one)  
Clubs, Private\*  
Consumption on Premises\*, subject to Condition 4  
Day care center, adult or child\*  
Food and Beverage Service, limited\*  
Food Stores, Group I\* - limited to the sale of convenience items including groceries, tobacco products, novelties, sundries, and parts and supplies for recreational vehicles for RV park users  
Laundry or Dry Cleaning, Group I\*  
Non-roofed Accessory Structures (limited to recreation decks, recreation group gathering areas and similar passive recreational uses)  
Personal Services, Group I\*, including ATMs  
Place of Worship\*  
Recreation facilities, Private On-site\*  
Rental or Leasing Establishment, Group I\*

**The following uses are limited to the Maintenance, Operations and Storage Area:**

Accessory Uses, Buildings, and Structures  
Storage, Open and Indoor\* (limited to RV's, trailers, boats and other vehicles and goods belonging to park users)

\* Limited to use by people staying at the RV park

b. Site Development Regulations

Minimum Park Perimeter Setback: 40 feet

**Recreational Vehicle Unit Lots:**

Minimum Lot Area	2,500 square feet
Minimum Lot Width	30 feet
Minimum Lot Depth	80 feet

**Minimum Setbacks**

Internal Street	10 feet
Between RV's	10 feet (5 feet & 5 feet)
Waterbody	25 feet
Side Yard	5 feet
Rear Yard	10 feet

**Indoor and Outdoor Recreation Area:**

Minimum Lot Area	32,000 square feet
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**Minimum Setbacks**

Internal Street	25 feet
Side Yard	15 feet
Rear Yard	25 feet
Rear Yard/Water Body	25 feet
RV Site	25 feet

Maximum Height*	35 feet
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Maximum Lot Coverage	50 percent
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**Minimum setbacks for accessory structures and uses**

Internal Street	20 feet
RV Site	25 feet
Side Yard	5 feet
Rear Yard	5 feet

Minimum Required Parking: 3.5 spaces per 1,000 square feet of building area, per Deviation 3.

**Maintenance Building and Operations/Open Storage Area:**

Maximum Lot Area	43,560 square feet
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**Minimum Setbacks**

Internal Street	20 feet
RV Site	25 feet
Side Yard	10 feet
Rear Yard	10 feet

Maximum Height*	35 feet
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Maximum Lot Coverage	80 percent
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Minimum setbacks for accessory structures and uses

Internal Street	20 feet
RV Site	25 feet
Side Yard	5 feet
Rear Yard	5 feet

\*Buildings that exceed 35 feet in height must maintain additional building separation in accordance with §34-2174(a).

3. Compliance to LDC: This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.
4. Consumption on Premises: Consumption on premises is limited to the Indoor and Outdoor Recreation Area shown on the MCP and must be primarily for the people staying at the recreational vehicle development. An application for administrative approval of consumption on premises is required prior to issuance of an alcoholic beverage license. The application must provide a detailed site plan of the Indoor and Outdoor Recreation Area that demonstrates that the location for the sale or service of alcoholic beverages for consumption on the premises, when measured in a straight line to the property line of Orange River Elementary School, is not closer than 500 feet. If the location for the sale or service of alcoholic beverages for consumption on the premises is located within 500 feet of Orange River Elementary School's property line, a special exception approval must be received.
5. Transient Units: The development may only be developed and used as a transient park for short term (less than six months) emplacement of recreational vehicles (transient units). The recreational vehicle must be removed from the park at the end of each user's visit or six months, whichever is less. Non-transient use of the development is prohibited.
6. Hurricane Conditions: Prior to local development order approval for any vertical development, an emergency evacuation plan for the project must be reviewed and approved by Lee County Emergency Management.
7. Alligators and Listed Wading Bird Species: Prior to local development order approval, an American alligator and listed wading bird species management plans meeting the requirements of §10-474 must be submitted for review and approval by the Division of Environmental Sciences staff. The management plans must also include an informational brochure to be provided to patrons on living with alligators and wading birds as well as the importance of the littoral areas and adjacent preserves for providing nesting and forging habitat. Also, the development order plans must include the location and details of signage around the existing lake which state: "Alligators may be present. It is dangerous and illegal to feed or harass alligators."
8. Open Space: Development order plans must delineate at minimum 15.5 acres of common open space in conceptual compliance with the approved MCP.

9. Indigenous Preservation: Development order plans must depict a minimum 9 acres of preserves in conceptual compliance with the approved MCP. The LDC Required Indigenous Management Plan for the 9 acre preserves must also include the following:
- any required mitigation for other jurisdiction agencies; and
  - development order plans that depict proposed wildlife crossings where the roadway bisects Preserve Areas 2 and 3, including signage and/or speed calm devices
10. Buffer (Preserve #1 and #2): Development order landscape plans must depict the site to provide a minimum 40-foot wide perimeter buffers as per §34-939(b)(3) to include Preserve #1 and #2 and at locations depicted on the approved MCP. The existing indigenous habitat and the individual oaks preserved within the 40-foot wide buffer must be protected as per §10-420(j)(3) protected credit tree requirements.
11. Buffer (Section A-A): Development order landscape plans must depict the north property buffer consistent with the MCP Section A-A to provide:
- an 8-foot in height wall located 20-feet off the perimeter property line; and
  - a 20-foot wide planted landscape buffer containing five trees per 100 linear feet, as per §34-939(b)(3) requirements, and a single continuous hedge, 24-inch in height at time of planting maintained at a minimum 36-inches, to be located on the exterior of the wall; and
  - a 20-foot wide lake maintenance access drive located on the interior side of the wall.  
OR
  - If a wall is not proposed then §34-939(b)(3) plantings must be provided within the 20-foot wide planting area.
12. Buffer (Section B-B): Development order landscape plans must depict the north property buffer consistent with the MCP Section B-B to provide:
- a 20-foot wide landscape buffer planted as per §34-939(b)(3) requirements with the required 66 shrubs installed in a double hedge row planted at no less than 20-feet from the perimeter property line; and
  - a 30-foot wide FDOT access drive for drainage maintenance as depicted on the MCP North Boundary Buffer Detail;  
OR
  - If written authorization is obtained from the Florida Department of Transportation (FDOT) to allow an 8-foot in height wall within the existing FDOT easement then the buffer planting, and wall as depicted in MCP Section A-A and approved by Deviation 1a can be provided.
13. Buffer (Section D-D): Development order landscape plans must depict the perimeter buffer at specified locations consistent with the MCP Section D-D to provide:
- an 8-foot in height wall located a minimum 20-feet off the perimeter property line; and

- a planted landscape buffer to be located on the exterior of the wall, containing ten trees per 100 linear feet per §34-393(b)(3) planting standards and a single continuous hedge, 24-inch in height at time of planting maintained at a minimum 36-inches.
14. Tice Street Wall Special Treatment Buffer Plan: The Tice Street right-of-way buffer segment consistent with the two-page "Tice Street Wall Special Treatment Buffer Plan" Exhibit, date-stamped "Received Oct 07 2014 Community Development" (See 2-Page in attached Exhibit "D") to provide:
- either an 8-foot in height combination wall and fence with 5-trees per 100 linear feet per §34-939(b)(3) planting standards except that the buffer will have a single continuous hedge exterior to the combination wall/fence planted at 3-feet maintained at a minimum 5-feet and a have a single continuous hedge interior to the combination wall/fence planted at 3-feet maintained at a minimum 8-feet; OR
  - an alternative wrought iron fence with the 20-foot buffer planted as per §34-393(b)(3) planting standards. The required buffer vegetation may be located on the interior of the wrought iron fence consistent with Deviation #12.
15. Perimeter Fence and Buffer Location:
- a. Development order plans must depict the location and material details of the proposed privacy fence along the perimeter of the property. The proposed privacy fence material must be wire mesh, aluminum pickets, or similar materials, not be opaque, and must allow for the required buffer vegetation to be visible through the fence.
  - b. A Vegetation Removal Permit is required from Lee County Environmental Sciences Staff (DES) for clearing for the installation of the privacy fence along the perimeter of the property.
  - c. Prior to vegetation permit approval, the location of the fence abutting Preserves #1 & #2 and the 40-foot existing native vegetation buffer, including the buffer with individual oaks tree preservation, must be staked in the field and verified by DES staff and an on-site meeting with DES staff and the fence contractor must be held to discuss how the fence will be installed to minimize impacts to the existing native vegetation. There must be no mechanical clearing for the fence installation along the property line immediately abutting Preserves #1 & #2 and the 40-foot existing vegetation buffer.
16. Water and Sewer: Development of this project must connect to public water and public sewer service. Letter(s) of availability, based on the proposed capacity, will be required at time of local development order.
17. Vehicular/Pedestrian Impacts: Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

18. Lee Plan Consistency: Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), and be reviewed for, and found consistent with, all other applicable Lee Plan provisions.
19. Concurrency: Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
20. Solid Waste Management: As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with §10-261 and Lee County Solid Waste Ordinance No. 11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.
21. Development Permits: Issuance of a development permit by Lee County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertake actions that result in a violation of state or federal law.
22. Stormwater Drainage Conditions: During the Development Order process, the detailed drainage design must address the following:
  - a. The existing offsite flows and drainage patterns shall be preserved or improved (see the attached single-page "Hydrology Exhibit," labeled Exhibit "E," and date-stamped "Received Sep 09 2014 Community Development").
  - b. The 40 foot Lee County Department of Transportation drainage easement at the southeast corner must be tied into the proposed offsite drainage system. The design shall cause no adverse impact to the existing drainage capacity and hydraulic gradient.
  - c. The existing hydrologic conditions at the two interior wetlands (in the center and southern parts of the property) must be preserved or improved. The hydrologic conditions to be considered include; hydroperiods, range of water level variations, and interconnectivity (among the existing lake/borrow pit, inflows from east, and effluent discharge).
23. Platting Requirement: If the development is subdivided, a subdivision plat is required, in accordance with Florida State Statute Chapter 177.

#### SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §34-939(b)(3) requirement to provide a perimeter buffer area at least 40 feet wide with extraordinary amounts of landscaping, to allow:

- a. A 40-foot wide buffer as depicted on the MCP Section A-A to include:
- an 8-foot in height wall located 20-feet from the property line; and
  - a 20-foot wide planted landscape buffer containing five trees per 100 linear feet, 10-feet in height 2-inch caliper and/or palms a minimum 10-foot clear trunk at time of planting, and a single continuous hedge, 24-inch in height at time of planting maintained at a minimum 36-inches, to be located on the exterior of the wall; and
  - a 20-foot wide lake maintenance access drive located on the interior side of the wall.

This deviation is APPROVED, SUBJECT TO Condition 11.

- b. A 50-foot wide buffer as depicted on the MCP Section B-B to include:
- a 20-foot wide landscape buffer planted as per §34-939(b)(3) requirements except with the option to use smaller trees as per the FDOT Easement Agreement Instrument #2009000074398 recorded in the Public Records of Lee County, Florida; and
  - a 30-foot wide FDOT access drive for drainage maintenance and a portion of the internal road cul-de-sac as depicted on the MCP North Boundary Buffer Detail; OR
  - to allow the option that if written authorization is obtained from FDOT to allow an 8-foot in height wall within the existing FDOT easement then the buffer plantings, wall, and access drive as depicted in MCP Section A-A to be provided.

This deviation is APPROVED, SUBJECT TO Condition 12.

- c. A 20-foot wide buffer consistent with the "Tice Street Wall Special Treatment Buffer Plan" (Exhibit D) to include:
- either an 8-foot in height combination wall and fence with 5-trees per 100 linear feet per §34-939(b)(3) planting standards except that the buffer will have a single continuous hedge exterior to the combination wall/fence planted at 3-feet maintained at a minimum 5-feet and a have a single continuous hedge interior to the combination wall/fence planted at 3-feet maintained at a minimum 8-feet; OR
  - an alternative wrought iron fence with the 20-foot buffer planted as per §34-393(b)(3) planting standards.

This deviation is APPROVED, SUBJECT TO Condition 14.

- d. A 20-foot wide landscape buffer, as depicted on the MCP Section D-D, adjacent to the vacant, single family lot and borrow pit to the northwest, existing agriculture operation to the south, and vacant commercial to the southeast. The buffer is proposed to include:
- an 8-foot in height wall located 15-feet off the perimeter property line; and



- five trees per 100 linear feet, 10-feet in height 2-inch caliper and/or palms a minimum 10-foot clear trunk at time of planting, and a single continuous hedge, 24-inch in height at time of planting maintained at a minimum 36-inches, to be located on the exterior of the wall.

This deviation is APPROVED, SUBJECT TO Condition 13.

- e. No buffer along the east perimeter property line where the site abuts the required preserve areas of the adjacent commercial developments (North Trail RV Center Preserve which is under the same ownership of this site and Lexington Commerce Center) and the Lexington Ave right-of-way. This deviation is APPROVED.
2. Deviation (2) seeks relief from the §§ 10-421(a)(3) and 34-939(b)(3) requirements prohibiting vehicle accesses in a required buffer area, to allow:
    - a. In the Cross-Sections A-A and B-B Areas, a lake maintenance access in the southern 20 feet of the required buffer area north of the existing lake. This deviation is APPROVED, SUBJECT TO the following condition: The lake maintenance access may overlap pedestrian/bicycle paths. If impervious surfaces are required for the lake maintenance access, they may not exceed 20 percent of the total buffer width and the balance of the area must be vegetated or mulched.
    - b. In the Cross-Section B-B Area, a stormwater management facility maintenance ingress/egress under the terms of the exiting FDOT easement agreement. This deviation is APPROVED.
  3. Deviation (3) seeks relief from the §34-2020(b) requirement to provide 4 parking spaces per 1000 square feet of total floor area for indoor recreation facilities, to allow 3.5 parking spaces per 1000 square feet of building area for the clubhouse/recreation area. This Deviation is APPROVED.
  4. Deviation (4) seeks relief from the §10-418(1) requirement to provide shorelines of surface water management lakes be sinuous in configuration, to allow approximately 290 linear feet of lake's east shoreline to be a linear bulkhead. This deviation is APPROVED.
  5. Deviation (5) seeks relief from the §10-296(i)(1) requirement to provide Category A roadways widths of 24 feet for two-way streets and 16 feet for one-way streets, to allow a two-way lane width of 22 feet (two 11-foot wide lanes) and a one-way lane width of 12 feet. This deviation is APPROVED.,
  6. Deviation (6) seeks relief from the §34-1748(5) requirement to provide a turn-around radius sufficient for a U-turn by a single unit truck before an access gate, to eliminate the requirement at the northern secondary entrance on Lexington Avenue. This deviation is APPROVED.
  7. Deviation (7) seeks relief from the §10-258 requirement to provide RV developments provide an on-site emergency shelter, to allow no on-site emergency shelter. This deviation is APPROVED, SUBJECT TO condition 6.

8. Deviation (8) seeks relief from the §§ 10-416(d)(6) and 34-935(b)(4) requirements to provide a specific buffer design if roads or drives are located less than 125 from an existing single-family residential subdivision or single-family residential lots, to allow: a 20-foot wide buffer Type F buffer where the cul-a-sac is located adjacent to the Underwood platted single-family residential subdivision to the north; and, an 8-foot tall wall to be located 15-feet from the perimeter property line with an enhanced single hedge row where the internal road is within 100-feet of the property line adjacent to the TFC-2 single family residential lots to the northwest and agriculture zoned large lot residential to the south. This deviation is APPROVED, SUBJECT TO conditions 12 and 13.
9. Deviation (9) seeks relief from the §10-421(a)(8) requirement to provide if a wall or fence is proposed, but not required, then the required buffer plantings must be installed on the exterior side (between the wall or fence and the abutting property or street right-of-way) of the wall or fence, to allow for a privacy/security fence to be installed along and/or immediately adjacent to the property boundary line with the required buffer plantings to be installed on the interior side of the privacy fence. The fence is proposed along the perimeter of the property at locations where a wall is not proposed. This deviation is APPROVED, SUBJECT TO condition 15.

#### SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Tice Street Wall Special Treatment Buffer Plan
- Exhibit E: Hydrology

#### SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan. Specifically, with the recommended conditions, the Request will:
  - be consistent with the applicable Future Land Use categories (Lee Plan Policies 1.1.2, 1.1.3, 1.1.5, and 1.5.1);
  - promote a contiguous and compact growth pattern (Lee Plan Objectives 2.1 and 2.2);
  - be served by adequate public facilities (Lee Plan Objective 2.2, Policy 2.2.1, and Standards 11.1 and 11.2);
  - be compatible with and not be destructive to the character of the surrounding residential environment (Lee Plan Objective 23.3 and Policies 5.1.5, 6.1.4, and 135.9.5);
  - be consistent with the uses and the densities/intensity set forth in the Lee Plan (Lee Plan Policies 1.1.2, 1.1.3, 1.1.5, and 1.5.1);
  - provide adequate and appropriate landscaping, open space, and buffering (Lee Plan Policies 6.1.6 and 23.1.2);
  - not jeopardize the safety of students at the adjacent school (Lee Plan Policy 6.1.9);

- provide open space designs that preserve existing native vegetation and buffer adjacent uses (Lee Plan Objective 77.3); and
  - preserve upland areas around preserved wetlands (Lee Plan Policy 107.3.1).
2. The applicant has proven entitlement to the rezoning by demonstrating compliance with the applicable regulations. With the recommended conditions and deviations, the applicant has sufficiently demonstrated compliance with the applicable LDC provisions. No other applicable code or regulation is relevant to this rezoning review.
  3. With the recommended conditions and deviations, the Request:
    - is an appropriate use in the proposed location;
    - is compatible with the existing or planned uses in the surrounding area;
    - is served by streets with the capacity to carry the traffic generated;
    - has a level of access and traffic flow sufficient to support the proposed intensity;
    - has available and adequate urban services; and
    - will not adversely affect environmentally critical areas and natural resources.
  4. Approval of the request will not place an undue burden on existing transportation or planned infrastructure facilities.
  5. The recommended conditions provide sufficient safeguards against, and reasonably relate to, the project's impacts on the public interests.
  6. The deviations recommended for approval:
    - enhance the achievement of the objectives of the RVPD; and
    - preserve and promote the intent of the regulations to protect the public health, safety, and welfare.
  7. The deviations recommended for denial do not preserve and promote the intent of the regulations.

Commissioner Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Kiker. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Absent
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 18<sup>th</sup> day of February, 2015.

ATTEST:  
LINDA DOGETT, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson  
Deputy Clerk

BY: Brian Hamman  
Brian Hamman, Chair



APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

Michael D. Jacob  
Michael D. Jacob  
Managing Assistant County Attorney  
County Attorney's Office

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MINUTES OFFICE  
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# **Banks Engineering**

Professional Engineers, Planners & Land Surveyors  
FORT MYERS ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN  
SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER COMMON TO SAID SECTION 3 AND 4; THENCE N.89°22'11"E. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR 1089.94 FEET; THENCE N.00°58'12"W. PARALLEL WITH THE WEST LINE OF SAID FRACTION FOR 30.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF TICE STREET (WIDTH VARIES) AND THE **POINT OF BEGINNING**; THENCE CONTINUE N.00°58'12"W. ALONG SAID PARALLEL LINE AND THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183 OF THE PUBLIC RECORDS OF SAID LEE COUNTY FOR 630.46 FEET; THENCE S.89°22'11"W. ALONG SAID BOUNDARY PARALLEL WITH THE SOUTH LINE OF SAID FRACTION FOR 989.95 FEET; THENCE N.00°58'12"W. ALONG SAID BOUNDARY FOR 362.53 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4856, AT PAGE 1115 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°10'12"W. ALONG THE SOUTH LINE OF SAID LANDS FOR 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND A INTERSECTION WITH THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE S.00°58'12"E. ALONG THE EAST LINE OF SAID FRACTION FOR 362.00 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.88°53'17"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 331.09 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.00°57'46"W. ALONG THE WEST LINE OF SAID FRACTION FOR 661.52 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N.89°02'25"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 331.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3 AND THE WEST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4856, AT PAGE 1115; THENCE N.00°58'12"W. ALONG SAID WEST LINE FOR 456.32 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE N.89°10'12"E. ALONG THE NORTH LINE OF SAID LANDS FOR 99.99 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND A INTERSECTION WITH THE BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183 THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES N.89°10'12"E. FOR 601.79 FEET; THENCE S.00°58'12"E. FOR 8.00 FEET; THENCE N.89°10'12"E. FOR 730.58 FEET TO AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3615, AT PAGE 154 OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES S.00°19'44"E. FOR 682.22 FEET; THENCE N.89°22'11"E. FOR 335.15 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LEXINGTON AVENUE; THENCE S.00°58'12"E. ALONG SAID WEST LINE FOR 119.99 FEET TO THE NORTHEAST CORNER OF LOT 1, LEXINGTON COMMERCE CENTER AS RECORDED IN PLAT BOOK 63, AT PAGE 98 AND 99 OF PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°22'11"W. ALONG THE NORTH LINE OF SAID LOT FOR 336.49 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE S.00°19'44"E. ALONG THE WEST LINE OF LOTS 1 AND 2 OF SAID LEXINGTON COMMERCE CENTER FOR 311.91 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1903, AT PAGE 4558 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N.89°22'11"E. ALONG THE NORTH LINE OF SAID LANDS FOR 164.93 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S.00°38'35"E. ALONG THE EAST LINE OF SAID LANDS FOR 630.45 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF TICE STREET; THENCE S.89°22'11"W. ALONG SAID NORTH LINE FOR 491.32 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAIN 48.78 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA BEARS N.89° 22' 25"E. THE AVERAGE SCALE FACTOR IS 0.999946104.

DESCRIPTION PREPARED 09-15-05  
DESCRIPTION REVISED 04-01-14

*Richard M. Ritz*  
RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
DATE SIGNED 6-19-14

Applicant's Legal Checked  
6/26/14 CSJ.

**RECEIVED**

JUN 23 2014

COMMUNITY DEVELOPMENT

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DCI 2014-00010

SHEET 1 OF 2

10511 Six Mile Cypress Parkway - Suite 101 Fort Myers, Florida 33912 • (941) 939-5490 • Fax (941) 939-2523

EXHIBIT A



# Banks Engineering, Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS  
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690  
10611 SIX MILE CYPRESS PARKWAY - SUITE 101  
FORT MYERS, FLORIDA 33912  
(239) 939-5490

## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTION 3 AND 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



1" = 300'

### LEGEND:

PG. INDICATES PAGE  
PGS. INDICATES PAGES  
P.B. INDICATES PLAT BOOK  
P.I. INDICATES POINT OF INTERSECTION  
O.R. INDICATES OFFICIAL RECORDS BOOK

SEE SHEET 1 FOR COMPLETE  
METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION  
IS NOT A BOUNDARY SURVEY

*Richard M. Ritz*  
RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009

- DATE SIGNED: 06-19-14  
- THIS SKETCH OF DESCRIPTION IS NOT VALID  
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

### NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARING, DISTANCES AND COORDINATES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA BEARS N 89°22'25" E

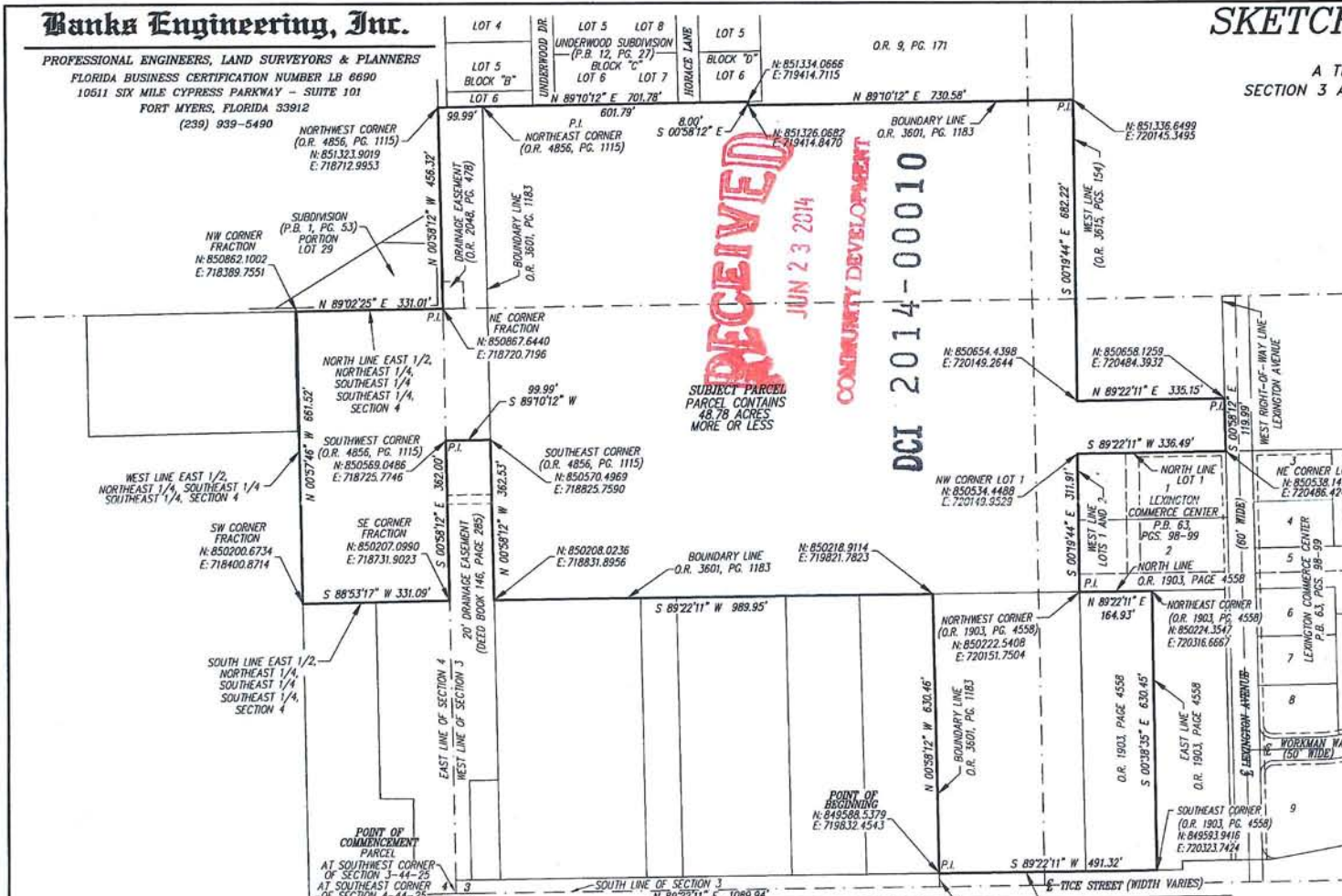
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PREPARED 09-15-05  
REVISED 04-01-14  
SHEET 2 OF 2

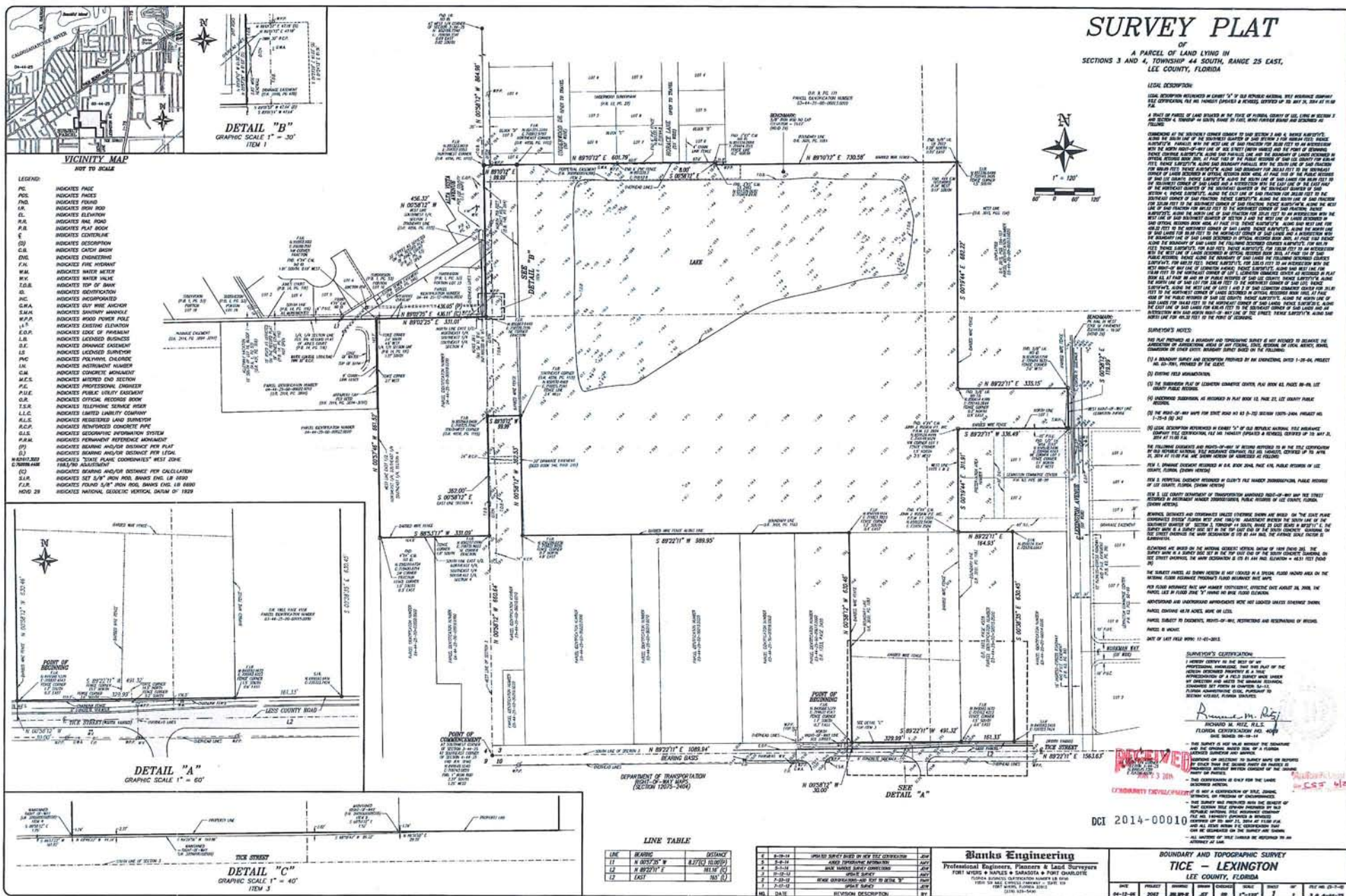
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SUBJECT PARCEL  
PARCEL CONTAINS  
48.78 ACRES  
MORE OR LESS







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Banks Engineering

Professional Engineers, Planners & Land Surveyors  
FORT WORTH • DALLAS • SARASOTA • BOULDER SPRING

FLORIDA BUSINESS CERTIFICATION NUMBER LB 6916  
TOLL FREE 800 633-3333 • STATE FID

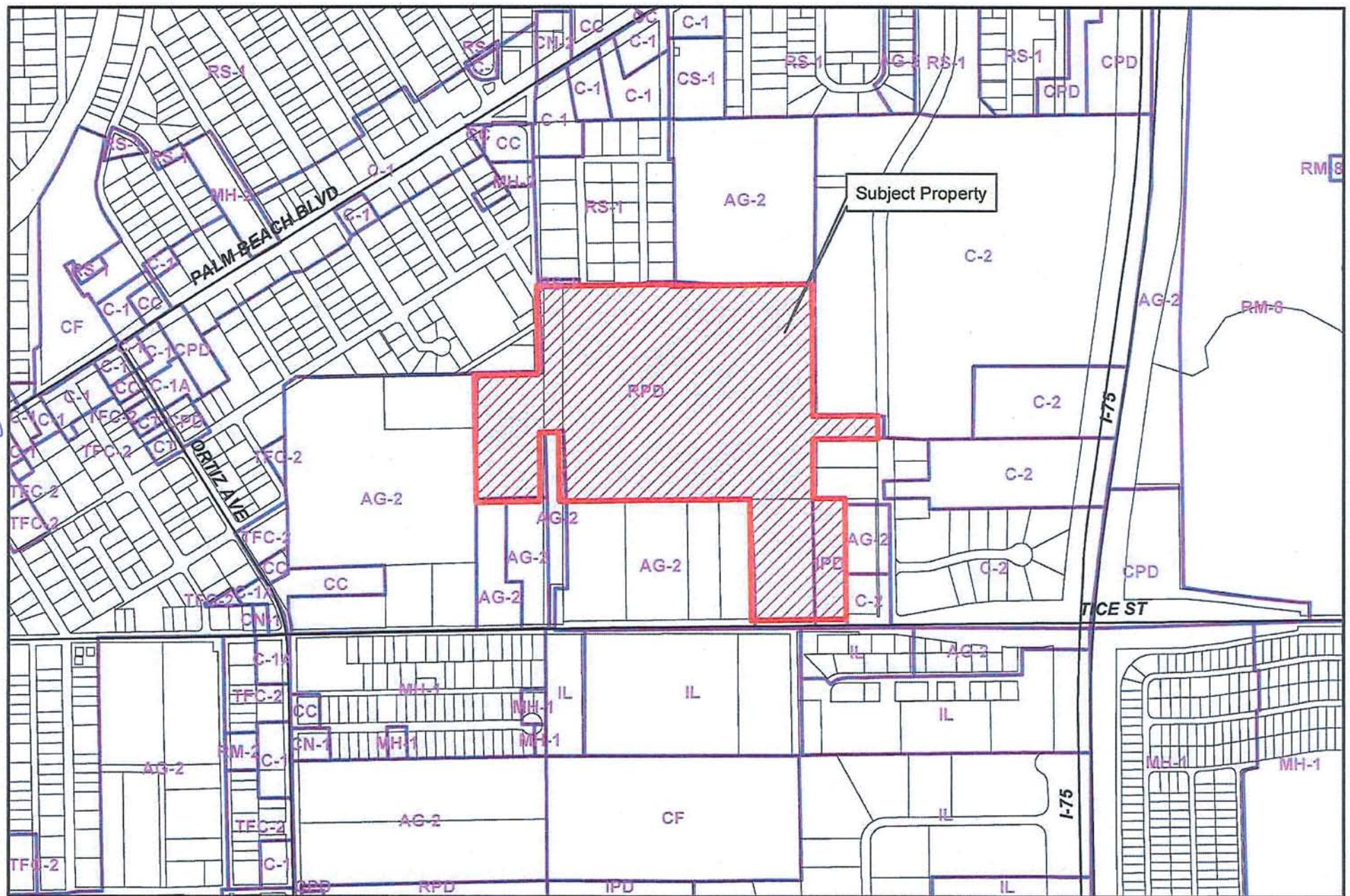
PORT WORTH, FLORIDA 33051  
(313) 319-5400

BOUNDARY AND TOPOGRAPHIC SURVEY  
TICE - LEXINGTON  
LEE COUNTY, FLORIDA

DATE	PROJECT	SHRINK	SWAN	CHICKS	SCALE	SWIFT	W	PER AG (1-3-0)
04-12-06	2002	20 20-0	ST	20	15-100	1	1	1.0 4-10-20



EXHIBIT B



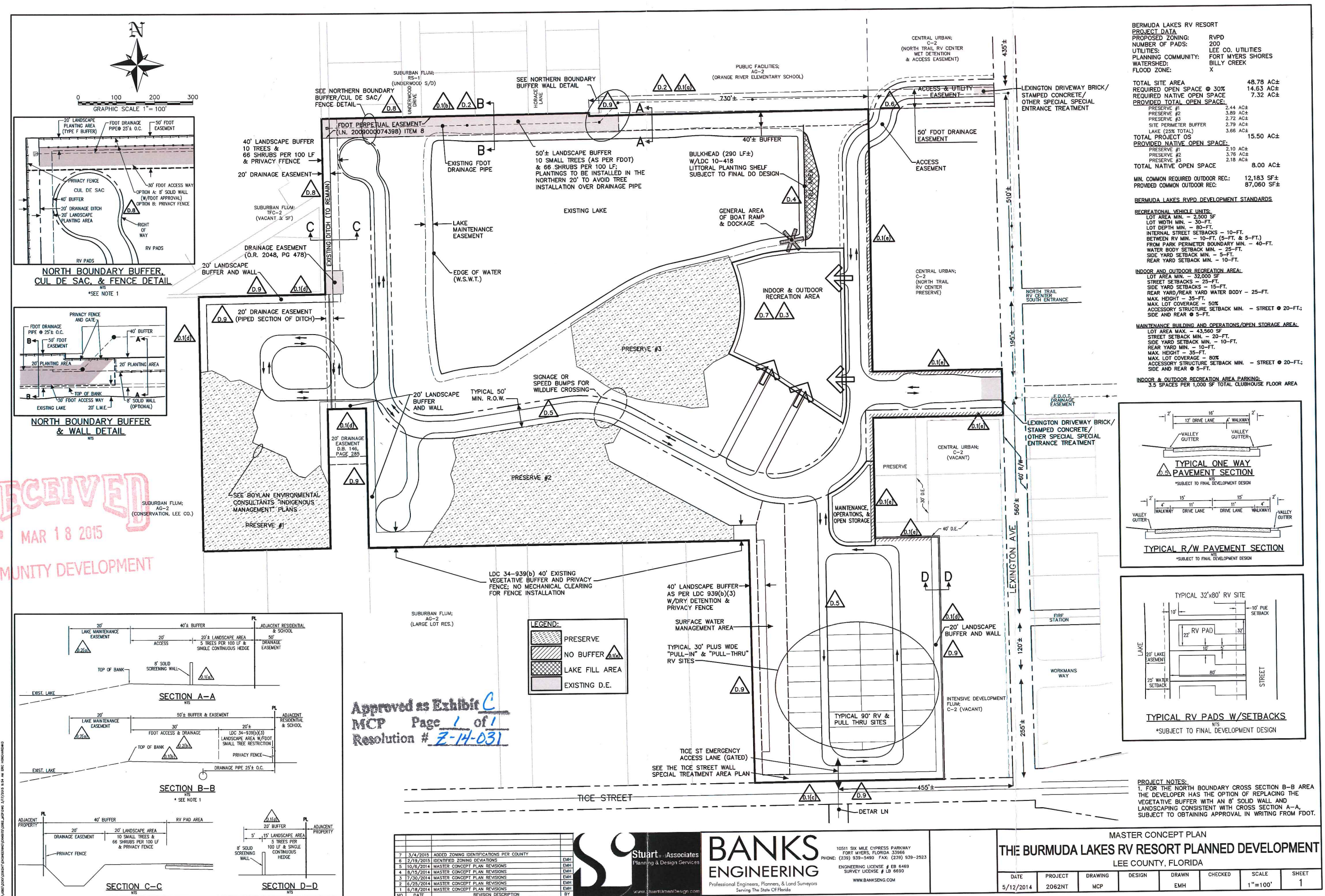
0 0.05 0.1 Miles





2014-00010

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**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	3.78 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:**

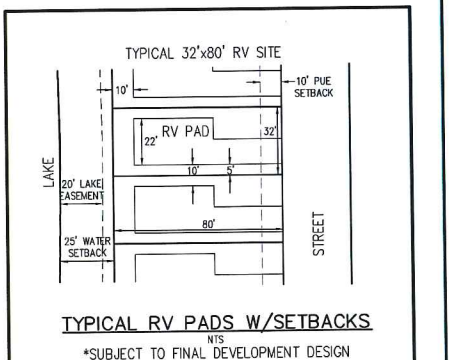
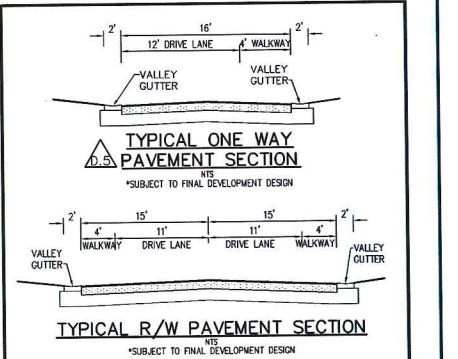
- LOT AREA MIN. - 32,000 SF
- STREET SETBACKS - 25'-FT
- SIDE YARD SETBACKS - 15'-FT
- REAR YARD/REAR YARD WATER BODY - 25'-FT
- MAX. HEIGHT - 35'-FT
- MAX. LOT COVERAGE - 50%
- ACCESSORY STRUCTURE SETBACK MIN. - STREET @ 20'-FT; SIDE AND REAR @ 5'-FT.

**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	3/4/2015	ADDED ZONING IDENTIFICATIONS PER COUNTY	EMH
2	2/19/2015	IDENTIFIED ZONING DEVIATIONS	EMH
3	10/16/2014	MASTER CONCEPT PLAN REVISIONS	EMH
4	8/15/2014	MASTER CONCEPT PLAN REVISIONS	EMH
5	7/30/2014	MASTER CONCEPT PLAN REVISIONS	EMH
6	6/25/2014	MASTER CONCEPT PLAN REVISIONS	EMH
7	6/19/2014	MASTER CONCEPT PLAN REVISIONS	EMH

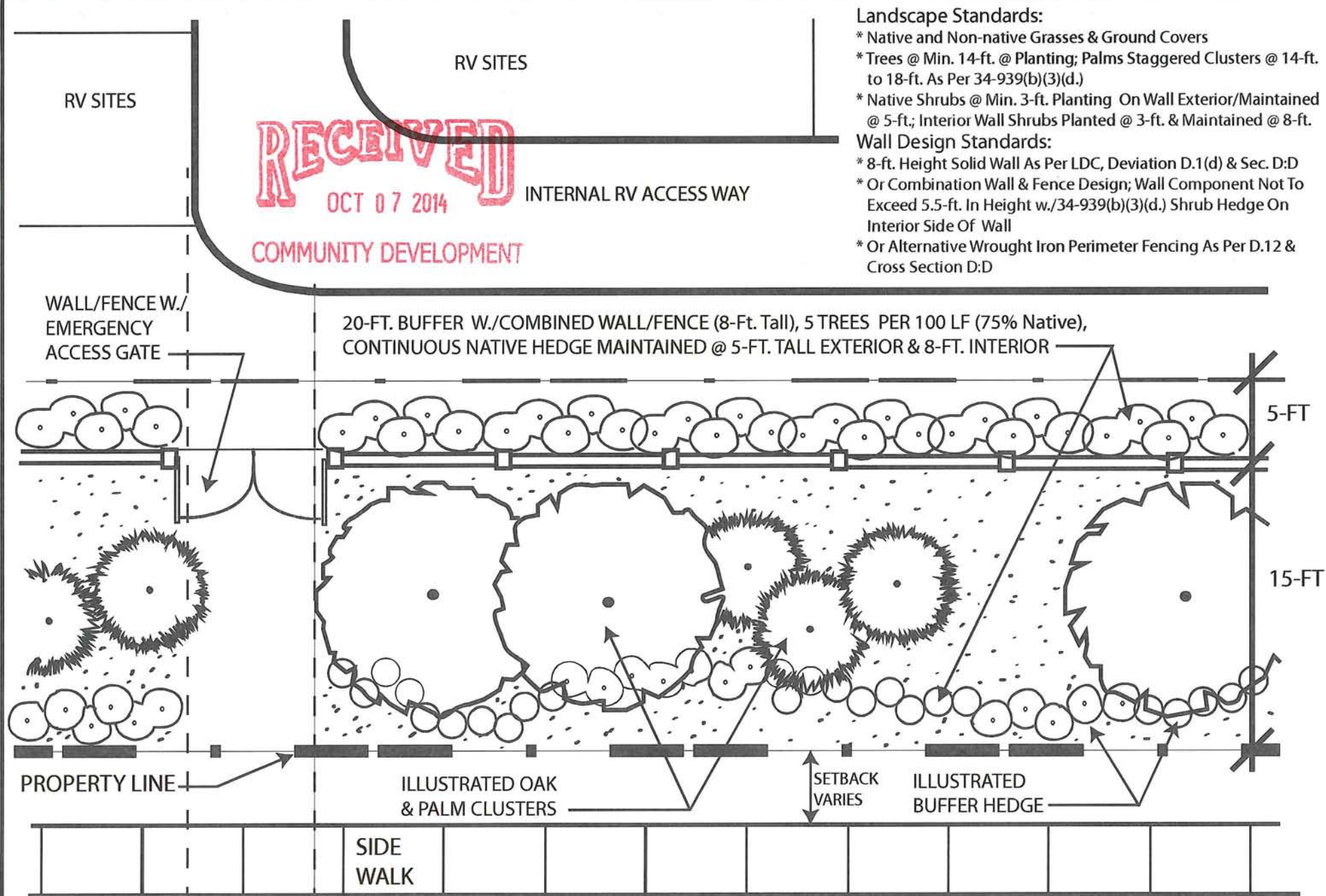
**Stuart, Associates**  
Planning & Design Services

**BANKS ENGINEERING**  
Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY  
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PHONE: (239) 939-5400 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	SHEET
5/12/2014	2062NT	MCP		EMH		1





## 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

## 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.)
- \* Native Shrubs @ Min. 3-ft. Planting On Wall Exterior/Maintained @ 5-ft.; Interior Wall Shrubs Planted @ 3-ft. & Maintained @ 8-ft.

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- \* Or Alternative Wrought Iron Perimeter Fencing As Per D.12 & Cross Section D:D

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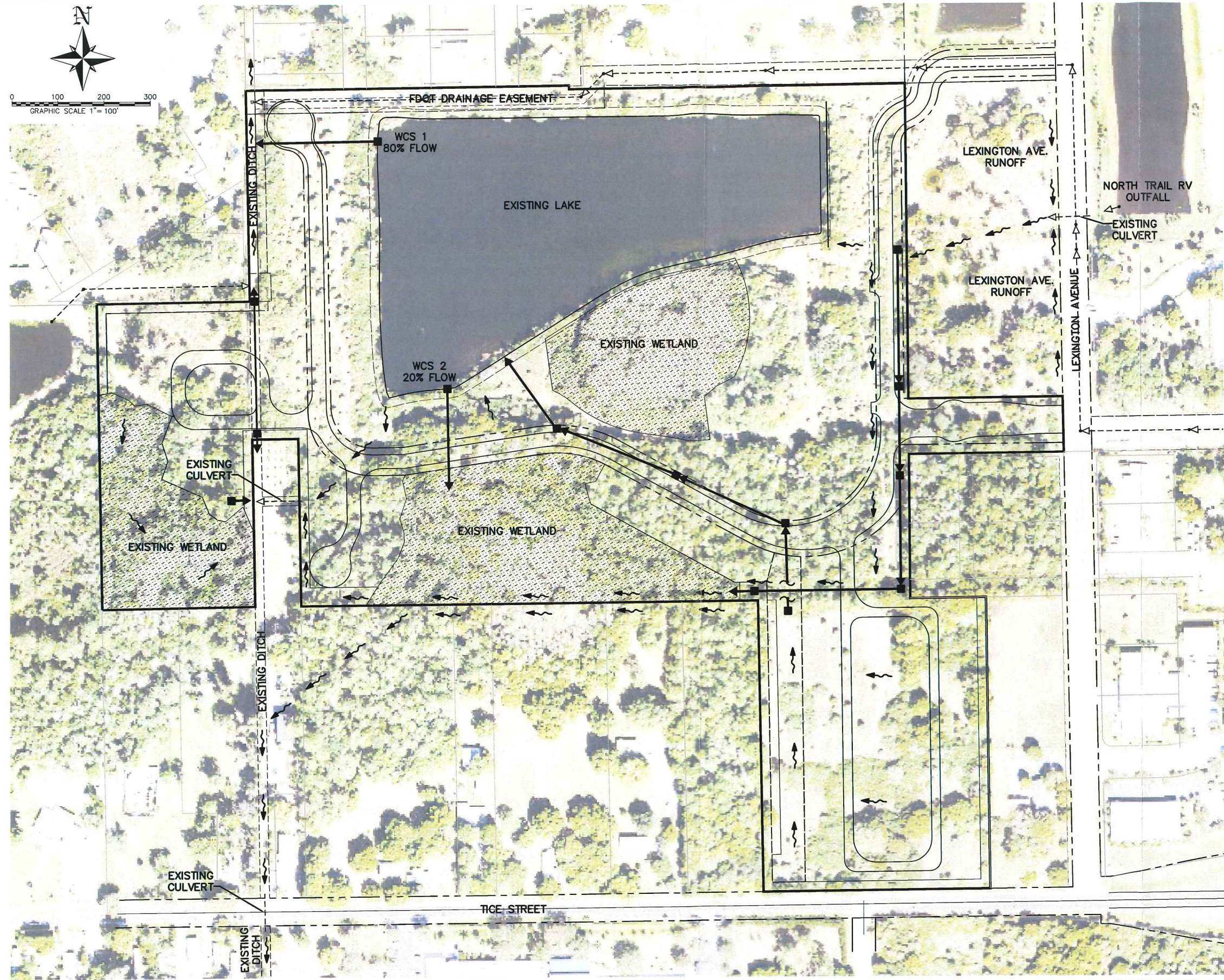
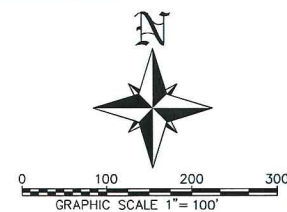
## The Tice St. Wall Special Treatment Buffer Plan For The Bermuda Lakes RVPD

 **Stuart and Associates** Greg@Stuarturbandesign.com www.stuarturbandesign.com



ALT. WROUGHT IRON PERIMETER  
FENCING ILLUSTRATION (Deviation 12)





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

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SURVEY LICENSE # LS 6699  
WWW.BANKSENG.COM

SAMUEL W. MARSHALL, P.E.  
#48881

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		

EXHIBIT E