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Writer's Direct Dial Number: 239-533-8317

February 3, 2023

Stay Ellis Hewitt, AICP
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers FL, 33966

Re: Bermuda Lakes RV Resort RVPD
SEZ2022-00017 - On-Premise COP

Dear Ms Hewitt:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 2/3/2023 by
Dirk A Danley Jr, Planner, Principal

Re: Bermuda Lakes RV Resort RVPD
SEZ2022-00017
February 3, 2023

Zoning Review:

1. The administration of alcohol for the 4COP-SFS license includes the requirement of food to also be for sale, which produces more than 50 percent of the income to the restaurant. The existing areas designated as recreational may not include the sufficient parking to accommodate either of the previously noted uses. Please expand analysis regarding the required parking, the proposed use, and confirm the license type sought by the applicant. Please note that restaurants must be able to serve food during all hours that Consumption on Premises is being served.
2. Please provide an associated menu of the food being served at the restaurant.
3. Please confirm the use of the area to the east of the recreation facility that is proposed for Consumption on Premises.
4. Please provide a floor plan of the clubhouse for review.

Legal Description Review:

1. Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7). All easements encumbering the property need to be listed on the title opinion in accordance with Lee County LDC §34-202(a)(7)(b). A title certification referenced to identify the three easements on the property was only certified up to May 31, 2014. Please reference these easements on the currently up to date title opinion.