



Professional Engineers, Planners & Land Surveyors

March 31, 2023

Mr. Dirk A. Danley, Jr., Planner, Principal
Zoning Section
Lee County Community Development
1500 Monroe Street
Fort Myers, Florida 33901

**Reference: SEZ2022-00017 – On Premise COP
BERMUDA LAKES RV RESORT RVPD
1st SUFFICIENCY RESPONSE**

Dear Dirk:

The information provided and items attached are in response to your comment letter dated February 3, 2023, regarding the above referenced project.

1. Revised Narrative
2. Revised COP Statement
3. Proposed Menu
4. Clubhouse Site Plan
5. Revised Title Certification

ZONING

Comment 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 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.

Response: Please see attached revised Narrative and revised COP Statement. The proposed use is an amenity center, clubhouse and restaurant limited to people staying at the RV park and their guests only so the majority of individuals will already be parked at their RV site. The Applicant confirms that the proposed license is a 4COP-SFS and will meet the requirements of serving food during all hours of Consumption on Premises, have seating for a minimum 150 patrons and will produce more than 50 percent of the income from food. Existing Approved Deviation 3 of Zoning Resolution Z-14-031 approved a deviation from the requirement of LDC Section 34-2020(b) which required 4 spaces per 1,000 sf of floor area for indoor recreational facilities to allow 3.5 spaces per 1,000 sf of building area for the clubhouse/recreation area. The site is a private, gated RV Park so access is limited and by invitation only.

Mr. Dirk A. Danley, Jr., Planner, Principal
Bermuda Lakes RV Resort RVPD - SEZ2022-00017

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Comment 2: Please provide an associated menu of the food being served at the restaurant.

Response: *Please see attached proposed menu.*

Comment 3: Please confirm the use of the area to the east of the recreation facility that is proposed for Consumption on Premises.

Response: *See attached proposed clubhouse site plan. These areas are Pickleball and Bocce Ball courts.*

Comment 4: Please provide a floor plan of the clubhouse for review.

Response: *See attached proposed clubhouse site plan.*

LEGAL DESCRIPTION

Comment 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.

Response: *Please see attached revised Title Certification.*

Should you have any questions or require additional information, please contact me at our Fort Myers office.

Sincerely,

BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning

SEH:jms



Professional Engineers, Planners & Land Surveyors

Bermuda Lakes RV Resort RVPD

Special Exception for COP

Written Statement Pertaining to On-Premises Consumption of Alcoholic Beverages SEZ2022-00017 – Revised March 2023

The applicant is requesting a Special Exception public hearing, pursuant to condition 4 of Bermuda Lakes RV Resort RVPD zoning resolution number Z-14-031, to request approval for alcoholic beverage consumption on premises (COP) at the private on-site recreational facilities to allow indoor and outdoor COP with the Limited Food and Beverage Service in the areas identified on the Special Exception Site Plan. Portions of the COP area are located within 500 feet of Orange River Elementary School's property line. The type of state liquor license will be a 4COP-SFS license which will meet the requirements of serving food during all hours of Consumption on Premises, have seating for a minimum 150 patrons and will produce more than 50 percent of the income from food. The proposed use is an amenity center, clubhouse and restaurant limited to people staying at the RV park and their guests only so the majority of individuals will already be parked at their RV site. The site is a private, gated RV Park so access is limited and by invitation only. The hours of operation for indoor consumption on premises are from 7:00 a.m. to 2:00 a.m. seven days a week. Hours of operation for outdoor consumption on premises are from 8:00 a.m. to 10:00 p.m. seven days a week.



Professional Engineers, Planners & Land Surveyors

Bermuda Lakes RV Resort RVPD

Special Exception for COP

Request Statement

SEZ2022-00017 – Revised March 2023

Bermuda Lakes RV Resort Recreational Vehicle Planned Development (RVPD) is 48.73± acres located in the northwest quadrant of Tice Street and Lexington Avenue. The property received RVPD zoning approval via zoning resolution number Z-14-031 on February 18, 2015 which allows a transient RV park with up to 200 lots and related accessory uses which includes the indoor/outdoor recreation area. The overall project lies within the Suburban, Intensive Development, Central Urban and Wetlands future land use categories, the Fort Myers Shores Planning District and the Tice Community Planning Area. The RV park is currently under construction of 155 sites as approved by development order DOS2014-00091. A concurrent development order amendment is under review to add the indoor and outdoor recreation area.

The following condition was included in the resolution regarding regulation of the approved consumption on premises for the project:

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.

The applicant is requesting a Special Exception public hearing pursuant to condition 4 to request approval for alcoholic beverage consumption on premises (COP) at the private on-site recreational facilities to allow indoor and outdoor COP with the Limited Food and Beverage Service in the areas identified on the Special Exception Site Plan. Portions of the COP area are located within 500 feet of Orange River Elementary School's property line. It should be noted that these uses are allowed administratively if not closer than 500 feet. The request will allow indoor and outdoor consumption on premises within approximately 310 feet of the school property line. The request is necessary to allow the recreation center to be located along the edge of the existing lake. The request would be

allowed administratively if it was shifted 190 feet south, however it would not be able to provide the waterfront experience due to the existing lake and preserve configuration.

The type of state liquor license will be a 4COP-SFS license which will meet the requirements of serving food during all hours of Consumption on Premises, have seating for a minimum 150 patrons and will produce more than 50 percent of the income from food. The hours of operation for indoor consumption on premises are from 7:00 a.m. to 2:00 a.m. seven days a week. Hours of operation for outdoor consumption on premises are from 8:00 a.m. to 10:00 p.m. seven days a week. The attached Special Exception Site Plan shows the indoor and outdoor service areas and detailed parking utilizing Deviation 3 of Zoning Resolution Z-14-031 from the requirement of LDC Section 34-2020(b) which required 4 spaces per 1,000 sf of floor area for indoor recreational facilities and allow 3.5 spaces per 1,000 sf of building area for the clubhouse/recreation area. The proposed use is an amenity center, clubhouse and restaurant limited to people staying at the RV park and their guests only so the majority of individuals will already be parked at their RV site. The site is a private, gated RV Park so access is limited and by invitation only.

The property qualifies for the special exception based on the findings/review criteria set forth in 34-145(c)(3) as listed below:

a.1. The request is consistent with the goals, objectives, policies, and intent of the Lee Plan.

The existing zoning and development approvals demonstrate the proposed development's consistency with the Lee Plan, including the Suburban future land use category in which the indoor and outdoor private recreation facility is located. The request to allow indoor and outdoor seating consumption on premises within 500 feet does not change the fact that the project is consistent with the Lee Plan.

a.2. The request will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.

The RVPD zoning approval and Master Concept Plan included conditions that were found to protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, including the on-site preserves which are not impacted by the subject request. The development order also approved the onsite preservation areas which are not impacted by the subject request.

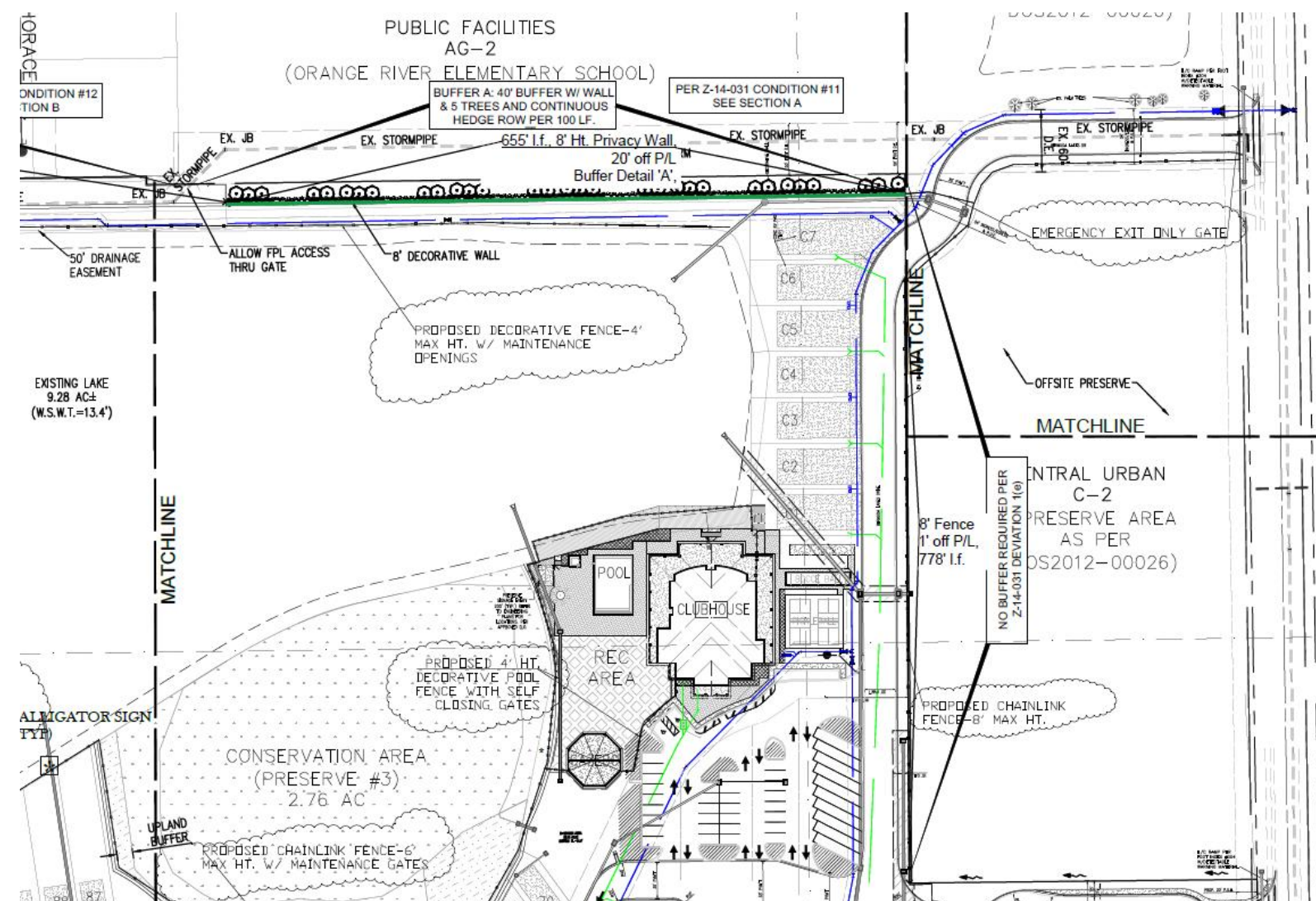
a.3. The request will be compatible with existing and planned uses.

The indoor and outdoor recreation area with consumption on premises was included on the RVPD MCP and was already found compatible with existing and planned uses. The request remains compatible.

a.4. The request will not be injurious to the neighborhood or detrimental to the public welfare.

The request will not be injurious to the neighborhood or detrimental to the public welfare. The indoor and outdoor recreation area with consumption on premises was included on the RVPD MCP and was already found compatible with existing and planned uses. The request allows the recreation area to be located along the existing lake and remains compatible.

Please see excerpt from the landscape plans submitted with the concurrent DO amendment on following page. The recreation area will be more than adequately screened on-site with two 4-foot tall decorative fences and a 40-foot buffer with an 8-foot tall privacy wall with 5 trees per 100 linear feet and a continuous hedge row. There is also an existing chainlink fence on the school site.

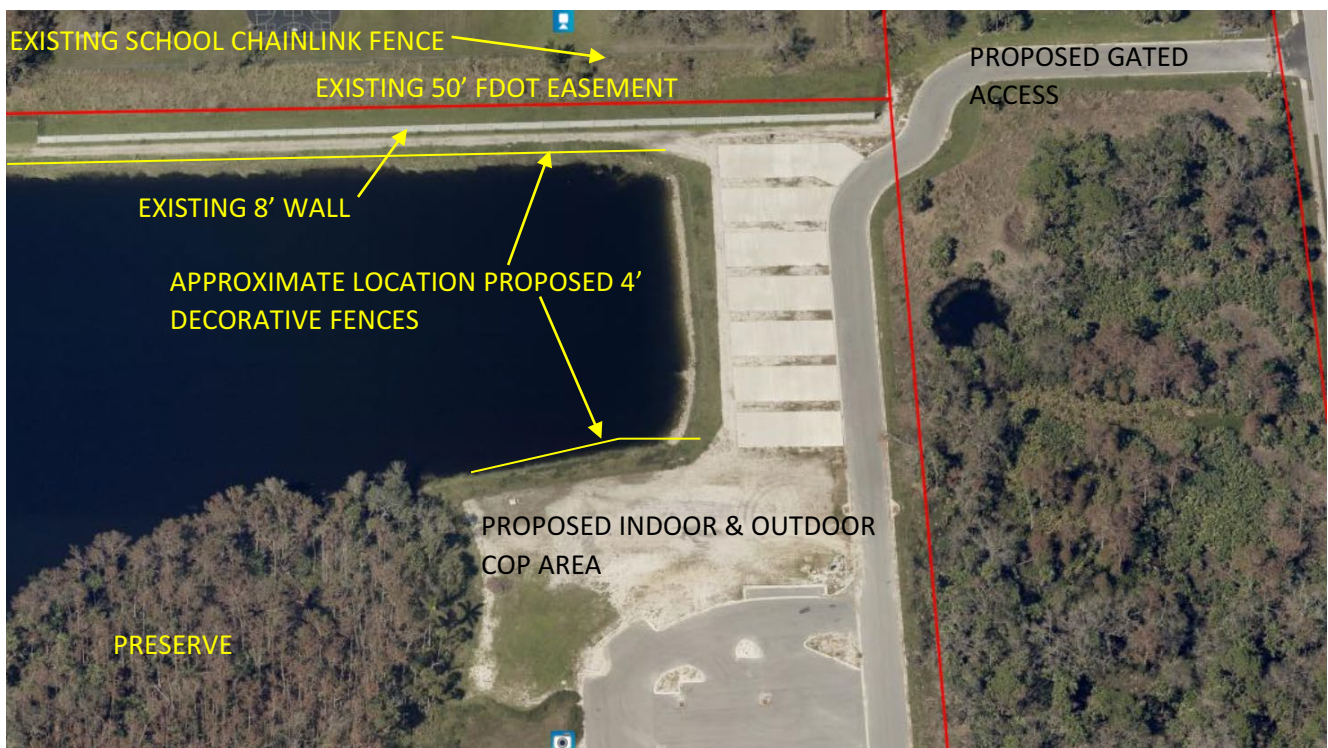


The majority of the outdoor COP area is proposed to be enclosed with a proposed 4-foot tall decorative pool fence with self closing gates. There is another 4-foot tall decorative fence along the north of the existing lake and then the existing 8-foot tall landscaped privacy wall.

Although the outdoor COP area is within 310-feet from the school property line, there is an existing 50' Florida Department of Transportation (FDOT) drainage easement within the school property line at this location then an existing chainlink fence as shown in the aerial image on the following page.

The indoor/outdoor COP area is approximately 1,375 linear feet driving or walking distance to the school property line as demonstrated on the Special Exception Site Plan, but the access is protected by a security gate further preventing access.

The site plan also demonstrates that the Gazebo and some of the outdoor recreation area are outside of 500' from the school property line so they would currently be allowed consumption on premises without Special Exception approval.



a.5. *The request will be in compliance with zoning regulations pertaining to the use and other applicable regulations.*

Approval of this special exception request will bring the proposed use into compliance with the zoning regulations contained within the zoning resolution pertaining to the use. With approval of the subject request, the project will be consistent with the Lee County Land Development Code.

The additional criteria of 34-145(c)(3)b., pertaining to new antenna supporting structure wireless communication facilities, is not applicable to this special exception request.

It should be noted that a TIS is not required for special exceptions for consumption on premises. Attached you will also find a written statement describing the type of state liquor license to be acquired and the anticipated hours of operation. As demonstrated above, the request is consistent with the goals, objectives, policies, and intent of the Lee Plan; will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources; will be compatible with existing and planned uses; will not be injurious to the neighborhood or detrimental to the public welfare; and will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

POOLSIDE CAFE MENU



APPETIZERS

FRIED OKRA
CHEESE CURDS

SHRIMP COCKTAIL
MOZZARELLA STICKS

SANDWICHES AND WRAPS

INCLUDES YOUR CHOICE OF SIDE
ALL SANDWICHES AND WRAPS INCLUDE - LETTUCE, TOMATO, CHEESE AND PICKLE SPEAR
ON YOUR CHOICE OF WHITE OR WHOLE GRAIN BREAD — PLAIN OR SPINACH WRAP

CLUB - HAM, TURKEY, BACON
TURKEY
HAM
ROAST BEEF
CHICKEN - FRIED, GRILLED, OR BLACKENED
CHICKEN SALAD
TUNA SALAD
HAMBURGER

TACOS

YOUR CHOICE OF SIDE
6" TORTILLA WITH LETTUCE, TOMATOES AND CHEESE

CHICKEN
SHRIMP

BASKETS

CHOICE OF SIDE

CHICKEN TENDERS
FRIED SHRIMP
FRIED FISH

SALADS

CHOICE OF DRESSING RANCH, BLUE CHEESE, ITALIAN, BALSAMIC OR HONEY MUSTARD
- ADD A PROTEIN

CHEF SALAD

HAM AND TURKEY ON FRESH LETTUCE
WITH TOMATOES, CUCUMBERS,
CHEESE, AND BACON

GARDEN SALAD

FRESH LETTUCE, TOMATOES,
CUCUMBERS AND CHEESE

CLASSIC CAESAR SALAD
WITH GRILLED CHICKEN

PIZZA AND FLATBREAD

PEPPERONI AND CHEESE
CHEESE
VEGGIE

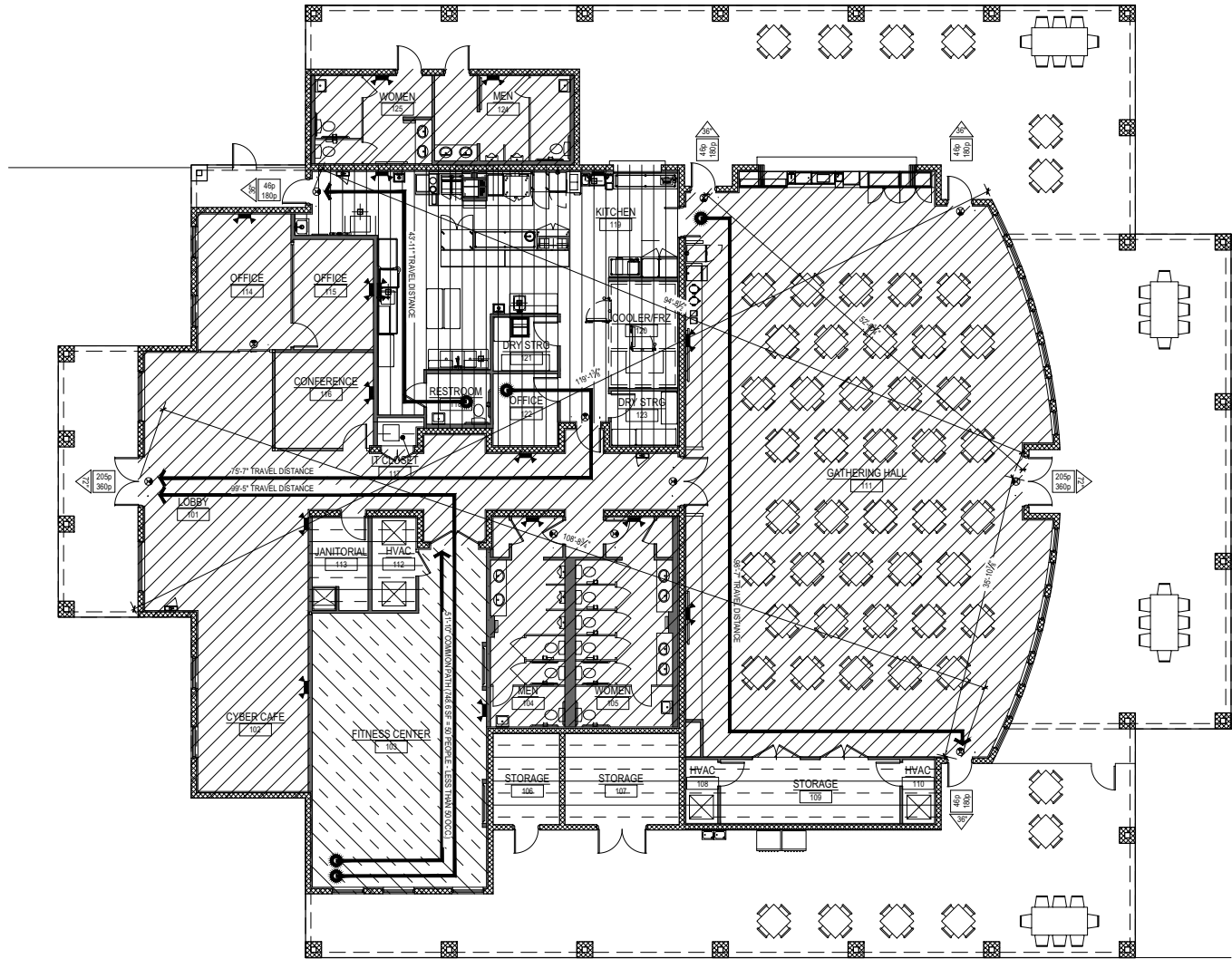
SIDES

FRENCH FRIES
ONION RINGS
COLE SLAW
CHIPS
POTATO SALAD
FRESH FRUIT

SWEET TREATS

ICE CREAM
CHOCOLATE CHIP COOKIE
KEYLIME PIE
BROWNIE

	A	B	C	D	E	F	G	H	I	J	K
1	No.	Room	Area (Sq Ft)		Occ./sf as per FBC Table 1004.5		Max # Occ. Provided		Occ./sf as per NFPA 101 7.3.1.2		Max # Occ. Provided
2	101	LOBBY	512.4	/	N/A	/	/	/	/	/	/
3	102	CYBER CAFE	308.8	net	15	20.58	21	15	20.58	21	15
4	103	FITNESS CENTER	748.6	net	20	14.97	15	20	14.97	15	20
5	104	MEN'S RESTROOM	234.7	net	15	15.64	16	15	15.64	16	15
6	105	WOMEN'S RESTROOM	312.5	net	15	20.83	21	15	20.83	21	15
7	106	STORAGE	121.11	gross	300	0.40	1	500	0.24	1	500
8	107	STORAGE	121.11	gross	300	0.40	1	500	0.24	1	500
9	108	HVAC CLOSET	32.0	gross	300	0.10	1	500	0.06	1	500
10	109	STORAGE	176.6	gross	300	0.58	1	500	0.35	1	500
11	110	HVAC CLOSET	32.0	gross	300	0.10	1	500	0.06	1	500
12	111	GATHERING HALL	3076.0	net	15	205.06	206	15	205.06	206	15
13	112	HVAC CLOSET	66.10	gross	300	0.22	1	500	0.13	1	500
14	113	JANITORIAL	77.10	gross	300	0.25	1	500	0.15	1	500
15	114	OFFICE	187.8	gross	150	1.25	2	150	1.25	2	150
16	115	OFFICE	130.10	gross	150	0.86	1	150	0.86	1	150
17	116	CONFERENCE ROOM	122.2	net	15	8.14	9	15	8.14	9	15
18	117	IT CLOSET	16.0	gross	300	0.05	1	500	0.03	1	500
19	118	RESTROOM	40.4	net	15	2.69	3	15	2.69	3	15
20	119	KITCHEN	880.0	gross	200	4.40	5	100	8.8	9	100
21	120	COOLER/FRZ	105.10	gross	300	0.35	1	500	0.21	1	500
22	121	DRY STORAGE	63.7	gross	300	0.21	1	500	0.12	1	500
23	122	OFFICE	72.7	gross	150	0.48	1	150	0.48	1	150
24	123	DRY STORAGE	49.10	gross	300	0.16	1	500	0.16	1	500
25	124	MEN'S RESTROOM	176.9	net	15	11.79	12	15	11.79	12	15
26	125	WOMEN'S RESTROOM	176.9	net	15	11.79	12	15	11.79	12	15
27											
28		TOTAL					335				339



LIFE SAFETY
SCALE: 1/8" = 1'-0"

CODE ANALYSIS - BUILDING STATISTICS.

- CURRENT CODES
THESE PLANS HAVE BEEN PREPARED BY A FLORIDA REGISTERED DESIGN PROFESSIONAL AND TO THE BEST OF OUR KNOWLEDGE, THESE PLANS AND SPECIFICATIONS ARE DESIGNED IN COMPLIANCE WITH:
THE 2020 7TH EDITION FLORIDA BUILDING CODE
THE 2020 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE (INCLUDING NFPA 88A)
FLORIDA STATUTES (F.S.) AS WELL AS OTHER LOCAL CODES AND ORDINANCES
NFPA 101 2021 EDITION
- PROJECT SCOPE
CONSTRUCTION TYPE V-B, ONE (1) STORY RECREATIONAL CENTER, IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- BUILDING INFORMATION
FLOOD ZONE: 7.0' NAVD
FLOOD ZONE ELEVATION: 10.50' NAVD
BUILDING FINISHED FLOOR ELEV.: 10.50' NAVD
- BUILDING AREAS
• ENCLOSED AREA: 8,278.00 SF
• OUTDOOR LIVING: 5,549.00 SF
• ENTRY: 272.00 SF
• TOTAL: 14,099.00 SF

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION /
USE AND OCCUPANCY CLASSIFICATION - CHAPTER 3 (SECTION 302)

GROUP A-2 OCCUPANCY (MIXED-NON SEPARATED)
OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR FOOD AND/OR DRINK CONSUMPTION INCLUDING

- CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE (TABLE 504.3)
• OCCUPANCY CLASSIFICATION A-2: 55 FEET
MAX. ALLOWED
PROVIDED
34'-8" FEET

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (TABLE 504.4)
• OCCUPANCY CLASSIFICATION A-2: 2 STORY
MAX. ALLOWED
PROVIDED
1 STORY

ALLOWABLE AREA FACTOR (TABLE 506.2)
• OCCUPANCY CLASSIFICATION A-2: 24,000 SF
MAX. ALLOWED
PROVIDED
14,099.00 SF

CHAPTER 6 - TYPE OF CONSTRUCTION

- FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME:	0 HR	0 HR
EXTERIOR BEARING WALLS:	0 HR	0 HR
INTERIOR BEARING WALLS:	0 HR	0 HR
NON-BEARING EXTERIOR WALLS:	0 HR	0 HR
FLOOR CONSTRUCTION:	0 HR	0 HR
ROOF CONSTRUCTION:	0 HR	0 HR

- FIRE-RESISTANCE RATING REQUIREMENTS FOR EXT. WALLS BASED ON FIRE SEPARATION DIST. (TABLE 602)

FIRE SEPARATION DISTANCE	REQUIRED RATING	PROVIDED RATING
0 FT TO 5 FT	1 HR	N/A
OVER 5 FT TO 10 FT	1 HR	N/A
OVER 10 FT TO 30 FT	1 HR	0 HR
OVER 30 FT	0 HR	0 HR

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

CONCEALED SPACES - SECTION 718

- CONCEALED WALL SPACES (718.2.2)
• FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
• VERTICALLY AT THE CEILING AND FLOOR LEVELS.
• HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET

DRAFTSTOPPING IN ATTICS (718.4)

IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES AND CONCEALED ROOF SPACES IN THE LOCATIONS PRESCRIBED IN SECTIONS 718.4.2 AND 718.4.3. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MEASURED IN ACCORDANCE WITH SECTION 1203.2.
NO CONCEALED SPACES PROVIDED

CHAPTER 8 - INTERIOR FINISHES

803.1 GENERAL

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTIONS 803.2 THROUGH 803.13. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.1.

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL T23. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.

CLASS A: = FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450.
CLASS B: = FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450.
CLASS C: = FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.1)

GROUP A-3 - SPRINKLERED BUILDING

INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
ROOMS AND ENCLOSED SPACES

CLASS B (N/A)
CLASS B (N/A)
CLASS C

INTERIOR FLOOR FINISH - SECTION 804

804.2 MINIMUM CRITICAL RADIANT FLUX

IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL WITHSTAND A MINIMUM CRITICAL RADIANT FLUX. THE MINIMUM CRITICAL RADIANT FLUX SHALL BE NOT LESS THAN CLASS B.

AS PER F.P.C. SECTION 12.6.1, DRAPERIES, CURTAINS, AND OTHER SIMILAR LOOSELY HANGING FURNISHINGS AND DECORATIONS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA CONTAINED IN TEST METHOD 1 OR TEST 2, AS APPROPRIATE OF NFPA 701

CHAPTER 9 - FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED IN ACCORDANCE TO SECTION 903.3.1.1 NFPA 13 OF THE FBC AS PROVIDED IN FBC SECTION 903.2.1.3

MEANS OF EGRESS - CHAPTER 10

CEILING HEIGHT (1003.2)
PROTRUDING OBJECT HEADROOM (1003.3.1) 6'-8"

OCCUPANT LOAD - SECTION 1004
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.5) & NFPA 101 7.3.1.2

REFER TO TABLE ABOVE

MEANS OF EGRESS SIZING (SECTION 1005)

OTHER EGRESS COMPONENTS (1005.3.2)
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT.

MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY (TABLE 1006.3.2)

TWO EXITS OR EXIT ACCESS DOORWAYS (1007.1.1)
EXITS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.

EXIT REMOTENESS (1010.1.1)
THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES. THE CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.

MAIN ENTRANCE (NFPA 101 12.2.3.6)
THE WIDTH OF THE MAIN ENTRANCE SHALL ACCOMMODATE ONE HALF OF THE TOTAL OCCUPANT LOAD

MEANS OF EGRESS DISTANCE LIMITATIONS

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2) 200 FT 101'-2"

COMMON PATH OF TRAVEL (NFPA 101 12.2.5.2) 20 FT (> 50 OCC) N/A 75 FT (< 50 OCC) 52

DEAD ENDS (1020.4) 20 FT N/A

ADDITIONAL INFORMATION

- PROVIDE SIGNAGE IN ACCORDANCE TO FLORIDA ADMINISTRATIVE CODE 68A-09.008
- A PORTABLE FIRE EXTINGUISHERS SHALL BE PLACED INSIDE KITCHEN CABINET OF EACH INDIVIDUAL DWELLING UNIT AND AT COMMON AREAS WITHIN 75' MAX. TRAVEL DISTANCE OR ACCORDING TO THE AHJ
- GC SHALL COORDINATE RADIO PENETRATION TESTING AS PER NFPA 1-11.10 TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS NFPA 1-11.10.1. MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ.

NFPA 1221-6.6.1.1 RADIO COVERAGE. RADIO COVERAGE SHALL BE PROVIDED THROUGHOUT THE BUILDING AS A PERCENTAGE OF FLOOR AREA AS SPECIFIED IN SECTION BELOW THROUGH SECTION ON AMPLIFICATION COMPONENTS.

NFPA 1221-6.6.8 SIGNAL STRENGTH 6.6.8.1 INBOUND. A MINIMUM INBOUND SIGNAL STRENGTH SUFFICIENT TO PROVIDE USABLE VOICE COMMUNICATIONS, AS SPECIFIED BY THE AHJ, SHALL BE PROVIDED THROUGHOUT THE COVERAGE AREA. THE INBOUND SIGNAL LEVEL SHALL BE SUFFICIENT TO PROVIDE A MINIMUM OF DAQ 3.0 FOR EITHER ANALOG OR DIGITAL SIGNALS.

NFPA 1221-6.6.8.2 OUTBOUND. A MINIMUM OUTBOUND STRENGTH SUFFICIENT TO PROVIDE USABLE VOICE COMMUNICATIONS, AS SPECIFIED BY THE AHJ, SHALL BE PROVIDED THROUGHOUT THE COVERAGE AREA. THE OUTBOUND SIGNAL LEVEL SHALL BE SUFFICIENT TO PROVIDE A MINIMUM OF DAQ 3.0 FOR EITHER ANALOG OR DIGITAL SIGNALS.

A THIRD PARTY WILL VERIFY BEFORE OR AFTER A BUILDING IS CONSTRUCTED THAT IT MEETS OR WILL MEET NFPA 1221 SIGNAL STRENGTH. IF THE BUILDING IS NON-COMPLIANT, THE OWNER OR CONTRACTOR IS RESPONSIBLE TO MEET THE CODE REQUIREMENTS BEFORE FINAL FIRE INSPECTION. PLEASE ACKNOWLEDGE THIS REQUIREMENT ON THE BUILDING PLANS.

GC MUST OBTAIN A REBROADCAST PERMIT AS REQUIRED BY LEE COUNTY.

LEGEND

WALL TYPE

- NEW CMU WALL
- NEW METAL STUD FRAMED WALL

FIRE EXTINGUISHER LEGEND

- SURFACE MTD. FIRE EXTINGUISHER CABINET 5 LB. ABC TYPE (3A:10BC)

LIFE SAFETY

- INDICATES ASSEMBLY OCCUPANCY (UNCONCENTRATED)
- INDICATES EXERCISE ROOM OCCUPANCY
- INDICATES KITCHEN COMM. OCCUPANCY
- INDICATES ANCILLARY STORAGE OCCUPANCY
- PROVIDED OCCUPANT LOAD
- OPENING WIDTH
- ALLOWABLE OCCUPANT LOAD
- EMERGENCY LIGHT / BATT. BACKED UP
- WALL MOUNTED EXIT SIGN
- CEILING MOUNTED EXIT SIGN
- PATH OF TRAVEL

JOB: 22-0029

REVISIONS

CONSTRUCTION DOCUMENTS OF
BERMUDA LAKES RV RESORT - CLUBHOUSE
5051 BERMUDA LAKES DRIVE
FORT MYERS, FL 33905

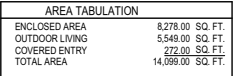
PDS ARCHITECTURE INC.
12800 UNIVERSITY DR. SUITE 402
FT. MYERS, FL 33907
PH: 239.437.8090
FX: 855.835.2733
INFO@PDSonline.com
FL LICENSE # A426002474

PDS ARCHITECTURE

DATE: 4-26-2022
TITLE: FLOOR PLAN

SHEET NO.

LS



SITE PLAN - CLUBHOUSE

NOTE: ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO APPROVED CIVIL ENGINEERING PLANS FOR ALL SITE DETAILS AND DESIGN

[illegible]

CONTRUCTION DOCUMENTS OF
BERMUDA LAKES RV RESORT - CLUBHOUSE
5051 BERMUDA LAKES DRIVE
FORT MYERS, FL 33905

PDS ARCHITECTURE INC.

PH: 239.437.8090
 FX: 855.835.2733
 INFO@PDSinonline.com

12800 UNIVERSITY DR. SUITE 402
 FT MYERS, FL 33907
 FL LICENSE # AA26002474



DATE:	4-26-2022
TITLE:	SITE PLAN

SHEET NO.

AS



Madden Law Firm^{LLC}

March 29, 2023

Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

RE: Title Certification
Applicant: Exit 24, LLC
Project: Bermuda Lakes

Dear Department of Community Development:

Please be advised that our firm represents Exit 24, LLC, a Florida limited liability company.

This letter is in response to a request for title certification in support of a Development Order submittal for property located in Lee County, Florida, and more particularly described on Exhibit "A" attached hereto and incorporated herein. This opinion of title is based upon Old Republic National Title Insurance Company Ownership & Encumbrance Property Information Report issued December 12, 2022 relative to the subject property.

The author of this title opinion, Joseph M. Madden Jr., is a licensed Florida attorney, bearing Bar No. 848557, and is authorized to issue this opinion. And now, therefore:

1. The name of the owner of the fee title is Exit 24, LLC under Warranty_Deed dated August 3, 2012 and Special Warranty Deed dated December 28, 2012 bearing Official Record Book Instrument Number 2012000173585 and 2013000005394 respectively, in the Public Records of Lee County, Florida.
2. There is the following mortgage(s) secured by this property that the author is aware of:
 - a. NONE
3. There is the following encumbrance(s) on the property:
 - a. Drainage Easement recorded in Official Records Book 2048, Page 478.
 - b. Perpetual Easement recorded in Official Records Instrument No. 2009000074398.
 - c. Right-of-Way for Tice Street recorded in Official Records Instrument No. 20090000108508.
4. A copy of the Old Republic National Title Insurance Title Certification Report and update is attached hereto together with copies of any applicable mortgage(s) and encumbrance(s) identified above as Exhibit "B".
5. The title documentation provided herein is certified unequivocally.

– 2 –

March 24, 2023

Upon receipt, should you have any questions or comments, please advise. Thank you.

Sincerely,

Madden Law Firm, LLC

Joseph M. Madden, Jr.
Manager

JMM:sh
Enclosures
cc: Client(s)

EXHIBIT "A"

LEGAL DESCRIPTION:

LEGAL DESCRIPTION REFERENCED IN EXHIBIT "A" OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE CERTIFICATION, FILE NO. 14040371 (UPDATED & REVISED), CERTIFIED UP TO: MAY 31, 2014 AT 11:00 P.M.

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.

EXHIBIT "B"

Old Republic National Title Insurance Company
12751 New Brittany Blvd, Suite 500
Ft. Myers, FL 33907
Phone: 239-590-9001
Fax: 866-616-3365

Madden Law Firm, LLC
2277 Main Street
Fort Myers, FL 33901

Attn: Stacy Hartman

Date: March 23, 2023

Re: YOUR FILE NO. 5394.000

LEGAL: Exit 24, LLC, a Florida limited liability company
see original report

An update of the Public Records of Lee County, Florida has been performed on the above referenced file from November 25, 2022 to March 6, 2023 at 11:00 PM. and said search reveals the following filed of record:

nothing found

Updated tax search attached

Prepared by:
Kay Johnson

OLD REPUBLIC
National Title Insurance Company

4315 Metro Parkway, Suite 500
Fort Myers, FL 33916
(239) 590-9001
(239) 590-9014 FAX

TITLE CERTIFICATION

Showing information required by F.S. 177.041 prior to platting lands:

File No. 14040371 (updated & revised)

Provided for: Board of County Commissioners of Lee County, Florida
P.O. Box 398
Fort Myers, Florida 33902

Certified up to: May 31, 2014 at 11:00 P.M.

Description of Real Property situated in Lee County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

We hereby certify Record Title to the above described real property is vested in:

Exit 24, LLC, a Florida limited liability company

The following mortgages are all the mortgages of record that have not been satisfied or released of record or otherwise terminated by law:

None

The property is subject to the following easements and rights-of-way of record:

1. Drainage Easement recorded in Official Records Book 2048, Page 478.
2. Perpetual Easement recorded in Official Records Instrument # 2009000074398.
3. Right-of-Way for Tice Street recorded in Official Records Instrument # 2009000108508.

All recording references are to the public records of Lee County, Florida.

NOTE: We do not certify to ownership of any oil, gas and mineral rights or interests.

This certification is provided pursuant to the requirements of Florida Statute 177.041 for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. The Company's liability hereunder shall not exceed the maximum of \$1,000.00 pursuant to Florida Statute 627.7843.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

By: Kay Johnson 6/19/2014
Authorized Officer or Agent

Exhibit "A"

DESCRIPTION
OF A
PARCEL OF LAND
LYING INSECTION 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

File no. 14040371