

Lee County, Florida
Department of Community Development
Zoning Section
Staff Report

Case Number: SEZ2022-00017

Case Name: Bermuda Lakes RV Resort RVPD

Type of Case: Special Exception (Consumption on Premises)

Hearing Date: August 23, 2023

Sufficiency Date: July 6, 2023

Summary of Request and Recommendation

An application has been submitted by Stacy Ellis Hewitt, AICP from Banks Engineering on behalf Exit 24, LLC for a Special Exception to allow indoor and outdoor Consumption on Premises (COP) of alcoholic beverages (Type 4COP-SFS) in conjunction with Food and Beverage Service, Limited within an amenity area for the Bermuda Lakes Recreational Vehicle Planned Development, approved by Resolution Z-14-031.

The property is located at 422 Miramar Road, 4755 Bermuda Lakes Way, and 5181/5201 Tice Street, with the legal description found in Attachment B.

Recommendation

Staff recommends APPROVAL of the applicant's request with the conditions attached to this staff report.

History of Parcel and Character of the Area:

The subject property was originally rezoned to Recreational Vehicle Planned Development (RVPD) by Resolution Z-14-031 (Attachment E). This resolution approved a transient recreational vehicle park with up to 200 units with an area designated as an 'Indoor and Outdoor Recreation Area'. The property is under development consistent with the approved Development Order DOS2014-00091 (Attachment F).

The subject property is located within the Tice Community Plan Area and the development is accessed by Lexington Avenue, a County-maintained local street, and Tice Street, a County-maintained major collector street. The development is in the Suburban, Intensive Development, Central Urban, and Wetlands future land use categories as designated by the Lee County Comprehensive Plan (Lee Plan), but the areas designated for Consumption on Premises are in the Suburban future land use category. The areas surrounding the subject property can be characterized as follows:

North

Properties to the north are zoned Residential Single-Family (RS-1) and Agricultural (AG-2) zoning districts and are in the Suburban and Public Facilities future land use categories. The properties are developed with a single-family platted subdivision and Orange River Elementary School.

East

Properties to the east are zoned Commercial (C-2) and Agricultural (AG-2) and are in the Central Urban and Intensive Development future land use categories. These properties are developed with a metal roofing supply store and a warehouse building. The property zoned Agricultural (AG-2) is undeveloped.

South

Properties to the south are separated by Tice Street, are zoned Light Industrial (IL) and are in the Industrial Development future land use category. Many of these properties are undeveloped, but property west of Detar Lane is developed with a Goodwill Industries site.

West

Properties to the west are zoned Agricultural (AG-2) and Two-Family Conservation (TFC-2) District and are in the Central Urban and Wetlands future land use categories. These properties are primarily developed with large lot residential uses.

Analysis

The Special Exception is being requested to allow indoor and outdoor Consumption on Premises (COP) of alcoholic beverages (Type 4COP-SFS) in conjunction with Food and Beverage Service, Limited within an amenity area for the Bermuda Lakes Recreational Vehicle Planned Development, approved by Resolution Z-14-031 (Attachment E). Condition 4 of this resolution requires a detailed site plan of the Consumption on Premises area, and any areas within 500 feet from Orange River Elementary School property line must be approved through a Special Exception. The applicant provided a site plan that depicts that the amenity area with respect to the 500-foot separation requirement (Attachment H). Most of the amenity area, including the clubhouse, the pool, the bocce ball court, and Pickleball Courts are all within 500 feet of the Orange River Elementary School property line. It should be noted that the Lee County School District does not object to the request (Attachment G), but compliance with the zoning resolution requires Special Exception approval.

The applicant is seeking a 4COP-SFS license approval to provide for consumption on premises within the amenity area. Hours of operation for consumption on premises is 7:00 AM to 2:00 AM for indoor only and 8:00 AM to 10:00 PM for outdoor consumption.

Special Exception

Section 34-145 of the Land Development Code (LDC) establishes the review criteria for Special Exception requests. The applicant has provided a request statement addressing the approval criteria (Attachment D). The following provides staff's analysis of the applicant's request and whether it meets the criteria to be entitled to a Special Exception.

1. Consistency with the goals, objectives, policies, and intent of the Lee Plan:

As noted above, the subject property is in the Suburban, Intensive Development, Central Urban and Wetlands future land use categories, the area relevant to the Special Exception is located entirely within the Suburban future land use category. Policy 1.1.5 describes the Suburban future land use category as predominantly residential areas that that consider commercial uses and densities up to 6 units per acre. The special exception request is intended to be ancillary to the amenity area of the community which was previously found to be consistent with this category. Staff finds the request consistent with Policy 1.1.5.

Policy 5.1.5 of the Lee Plan intends to protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of residential development. The subject property is surrounded by residential uses within the RV Park, and the residents will utilize the amenity area including the proposed consumption on premises. Residential uses surrounding the RV park are separated by buffer areas, lakes, and recreational vehicle uses, and will not be impacted by the proposed consumption on premises. Staff finds the request consistent with Policy 5.1.5.

The subject property is in the Tice Historic Community plan as described in Goal 34 of the Lee Plan. There are not specific Objectives or Policies related to the Special Exception request within this Goal, but staff finds that the project overall is consistent with Goal 34.

2. Protection, conservation, and reservation of environmentally critical and sensitive areas and natural resources:

The area considered for Consumption on Premises is already under development for an amenity area and will not impact any environmentally critical or sensitive areas (Attachment F). Staff notes that Resolution Z-14-031 includes conditions of approval for preserve areas throughout the planned development, and there are no proposed changes to these conditions.

3. Compatibility with existing and planned uses:

Resolution Z-14-031 establishes the amenity area, with 'Food and Beverage Service, Limited' for the planned development on the Maser Concept Plan and has been found compatible with the surrounding areas. The proposal for Consumption on Premises is considered in the zoning resolution in conjunction with the amenity area but requires Special Exception approval when within 500 feet of the Orange River Elementary School property line. Staff notes that the location of the amenity area is well buffered from the school by RV lots, a lake, and a 40-foot perimeter buffer, and Consumption on Premises for the amenity areas is not incompatible with the school.

4. Request will not be injurious to the neighborhood or be detrimental to the public welfare:

This request proposes Consumption on Premises as an accessory use to the amenity area and in conjunction with approved Food and Beverage Service, Limited, and will not be open to the public. All noted uses are permitted in the approved zoning resolution and will not be injurious to the neighborhood or detrimental to the public welfare. There are lots for recreational vehicles adjacent to the clubhouse area. The other features of the amenity area are an attractant for residents to come to the clubhouse and amenities.

The applicant notes in their request that the pool area is intended to be enclosed by a 4-foot-tall fence with self-closing gates to separate the amenity area from the residential uses.

5. Compliance with zoning regulations pertaining to the use and other applicable regulations:

The proposed use will meet the requirement of the approved zoning resolution and the Land Development Code. Staff notes that the approved Development Order (DOS2014-00091), which shows the amenity area, has been found to comply with the Land Development Code. No new structures are proposed as part of this Special Exception approval.

Conclusion

Based on analysis of the application and the standards for approval of a Special Exception established in Section 34-145(c) of the Land Development Code, staff has concluded that:

- a) The request, as conditioned, is consistent with the goals, objectives, policies and intent of the Lee Plan;
- b) The request will not negatively impact any environmentally critical or sensitive areas or natural resources;
- c) The request, as conditioned, is compatible with existing and planned uses;
- d) The request, as conditioned, will not be injurious to the neighborhood or detrimental to the public welfare; and
- e) The request will comply with zoning regulations pertaining to the use and other applicable regulations.

Staff recommends APPROVAL subject to the following CONDITIONS:

- 1. Approval of this request is limited to consumption on premises (4COP-SFS) for the Private Recreation Facility and outdoor recreation areas as depicted on the site plan entitled Bermuda Lakes RV Resort, Special Exception for COP Site Plan, dated 11/26/2014, attached hereto as Attachment H. Any subsequent approval of Consumption on Premises must comply with the Land Development Code.
- 2. The hours of operation for consumption on premises are 7:00 AM to 2:00 AM for indoor only and 8:00 AM to 10:00 PM for outdoor consumption.

Attachments

- A. Expert Witness List
- B. Legal Description and STRAP Number
- C. Aerial, Zoning and Future Land Use Maps
- D. Applicant's Request Statement
- E. Resolution Z-14-031
- F. DOS2014-00091
- G. School District Correspondence
- H. COP Site Plan

ATTACHMENT A

LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Dirk Danley, AICP, Principal Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Marcus Evans P.E., Senior Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brandon Dunn, Planning Manager, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

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:

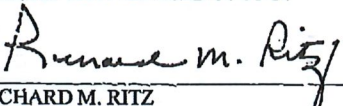
COMMENCING AT THE SOUTHERLY CORNER COMMON TO SAID SECTION 3 AND 4; THENCE N.89°22'11"E. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR 1089.94 FEET; THENCE N.00°58'12"W. PARALLEL WITH THE WEST LINE OF SAID FRACTION FOR 30.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE 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
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED 6-19-14

REVIEWED
SE2022-00017
Rick Burris, Principal
Planner
Lee County DCD/Planning
4/25/2023

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Banks Engineering, Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 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

REVIEWED
SE2022-00017
Rick Burris, Principal
Planner
Lee County DCD/Planning
4/25/2023

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



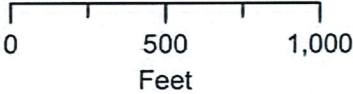
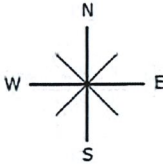
SEZ2022-00017

Aerial

 Subject Property

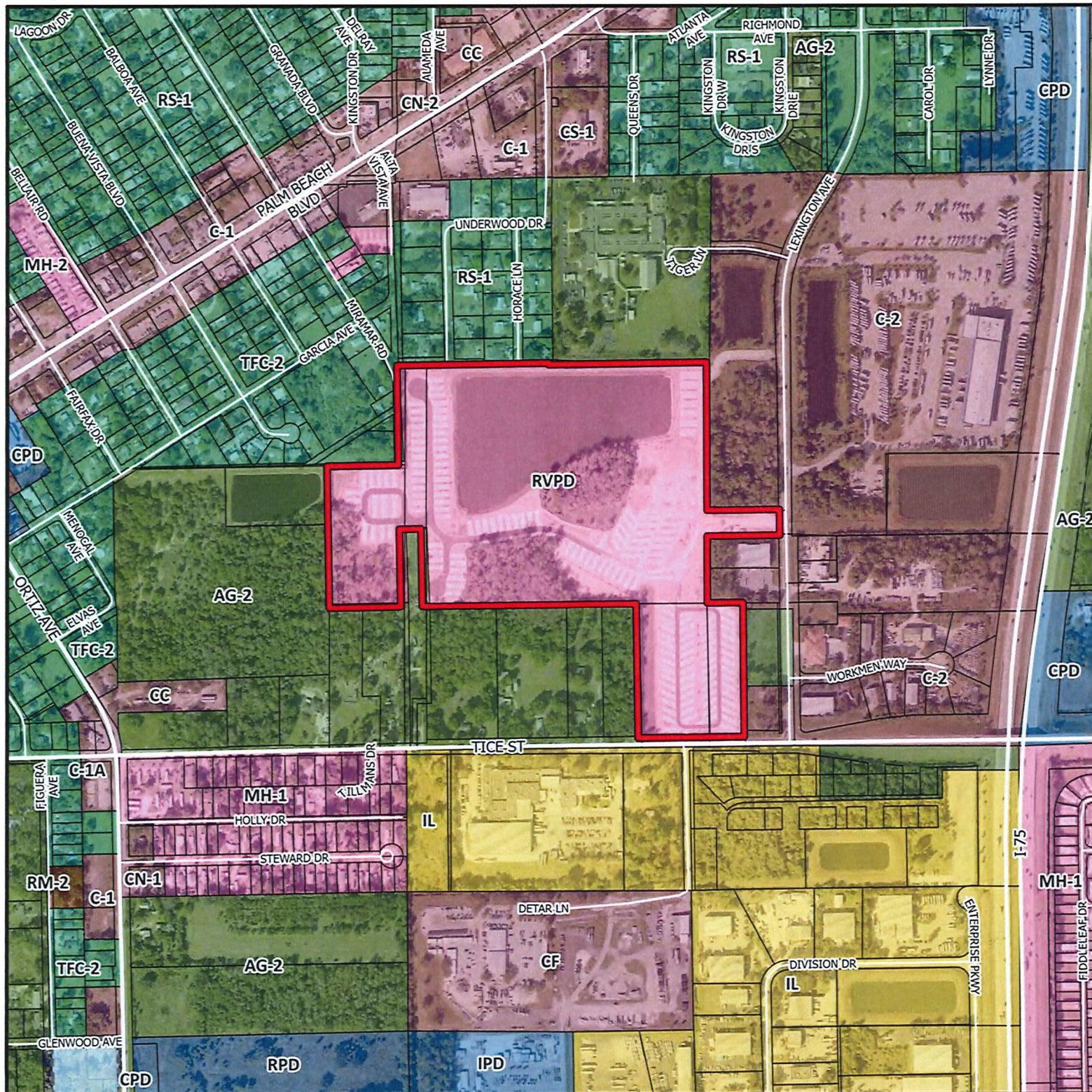
 City Limits

ATTACHMENT C



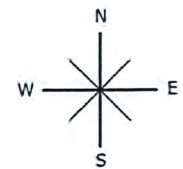
SEZ2022-00017

Zoning



 Subject Property

 City Limits

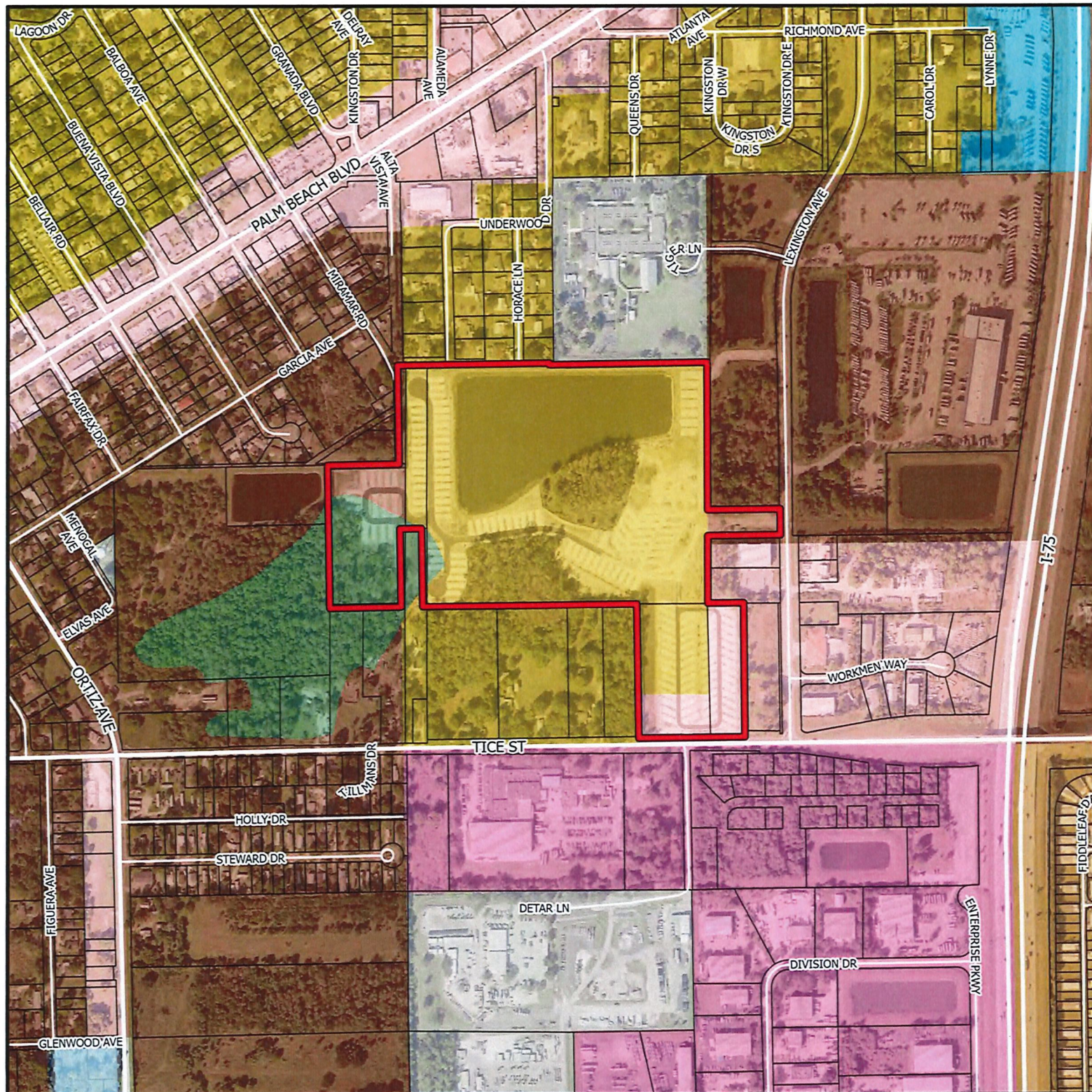


0 500 1,000
Feet

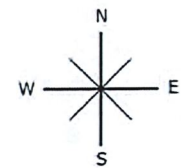


SEZ2022-00017

Future Land Use



- Subject Property
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Industrial
- Public Facilities
- General Commercial Interchange
- Wetlands
- City Limits



0 500 1,000
Feet



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 May 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 and clubhouse with limited food and beverage service 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 use is not available to the general public. 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. The applicant will comply with the requirements of the 4COP-SFS license and would like to maintain the option but not requirement to potentially change to an 11C license in the future.



Professional Engineers, Planners & Land Surveyors

Bermuda Lakes RV Resort RVPD

Special Exception for COP

Request Statement

SEZ2022-00017 – Revised May 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 applicant will comply with the requirements of the 4COP-SFS license and would like to maintain the option but not requirement to potentially change to an 11C license in the future. 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 and clubhouse with limited food and beverage service 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 use is not available to the general public. 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.

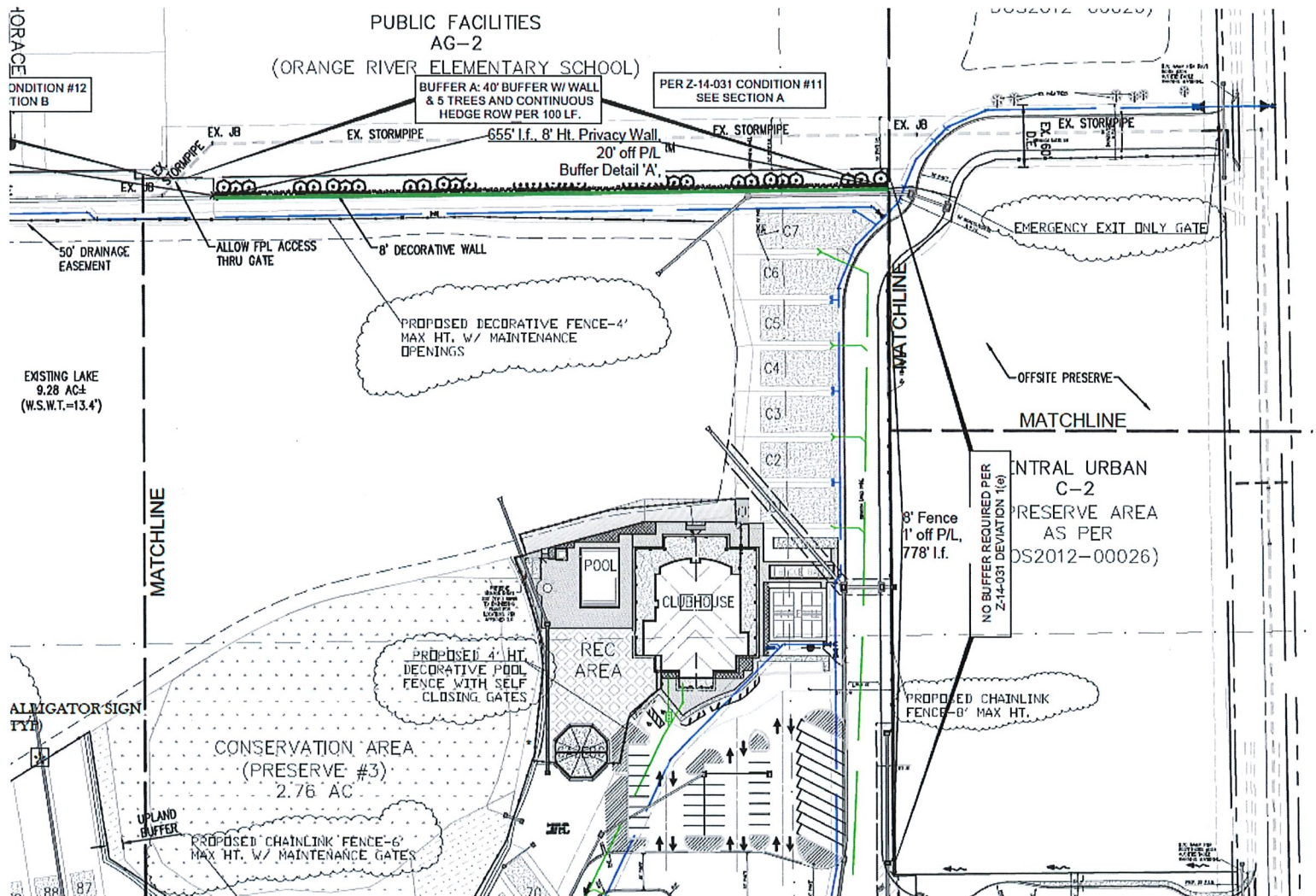
a.3. The request will be compatible with existing and planned uses.

The indoor and outdoor recreation area with limited food and beverage service and 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 limited food and beverage service and 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.

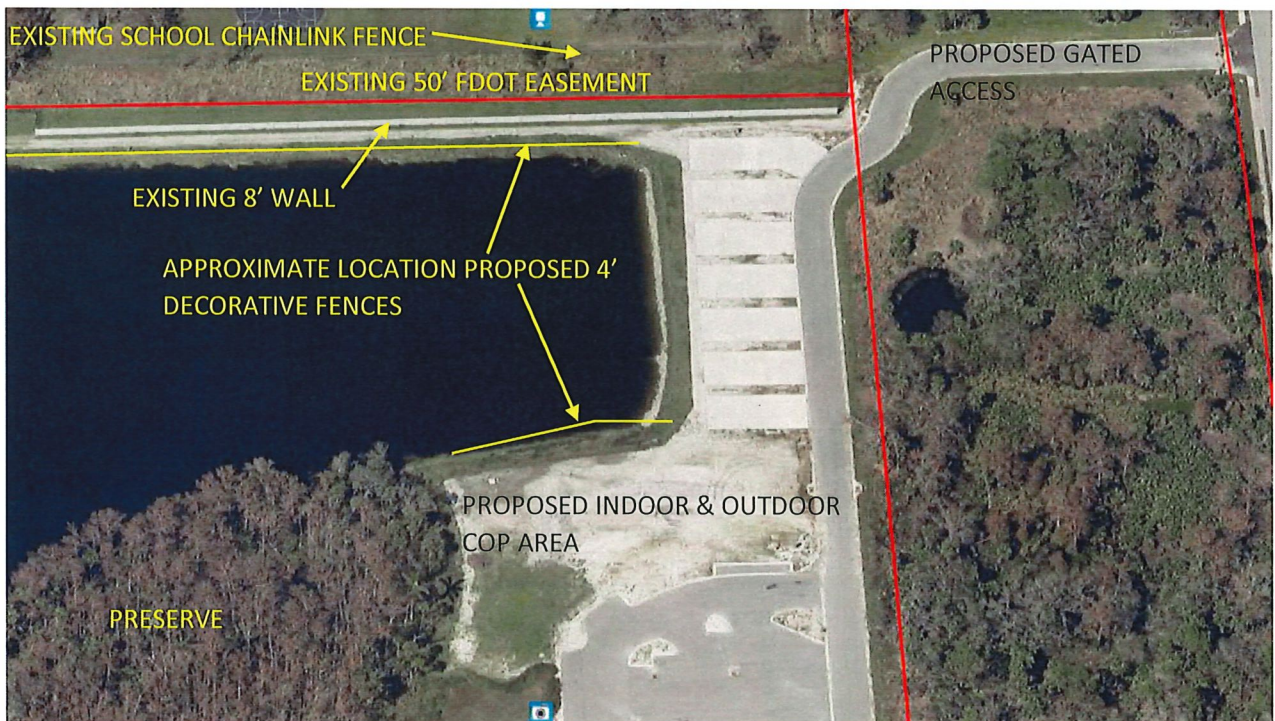
Please see excerpt from the landscape plans submitted with the concurrent DO amendment on following page. The recreation area will be more than adequately screened on-site with two 4-foot tall decorative fences and a 40-foot buffer with an 8-foot tall privacy wall with 5 trees per 100 linear feet and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

ATTACHMENT E

RESOLUTION NUMBER Z-14-031

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
Maximum Lot Coverage	50 percent
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
Maximum Lot Coverage	80 percent

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 18th day of February, 2015.

ATTEST:
LINDA DOGGETT, 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

RECEIVED
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

6/26/14 CSB
Auditor's Legal Checked
BY

RECEIVED
JUN 23 2014

COMMUNITY DEVELOPMENT

S:\Data\2014\2014 SURVEYING\DESCRIPTIONS\2062_BOUNDARY_SKT_REV 4-1-2014.dwg
S:\Data\2014\2014 SURVEYING\DESCRIPTIONS\2062_BOUNDARY_SKT_REV 4-1-2014.dwg

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
10511 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

S:\Jobs\20xx\2062\SURVEYING\DESCRIPTIONS\2062_BOUNDARY_SKT_REV_4-1-2014.doc
S:\Jobs\20xx\2062\SURVEYING\DESCRIPTIONS\2062_BOUNDARY_SKT_REV_4-1-2014.dwg

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

RECEIVED
JUN 2 2014
COMMUNITY DEVELOPMENT
DCI 2014-00010

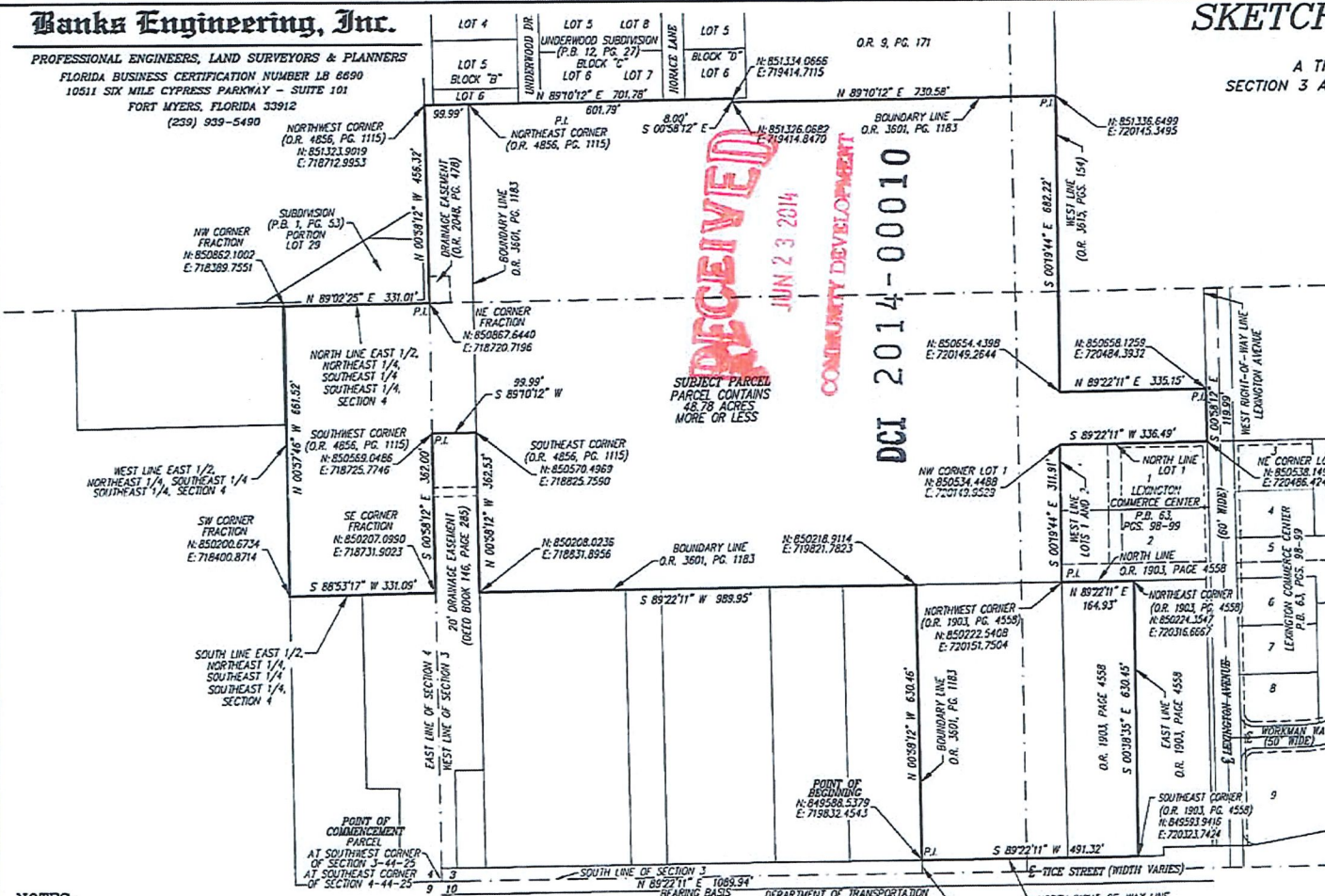
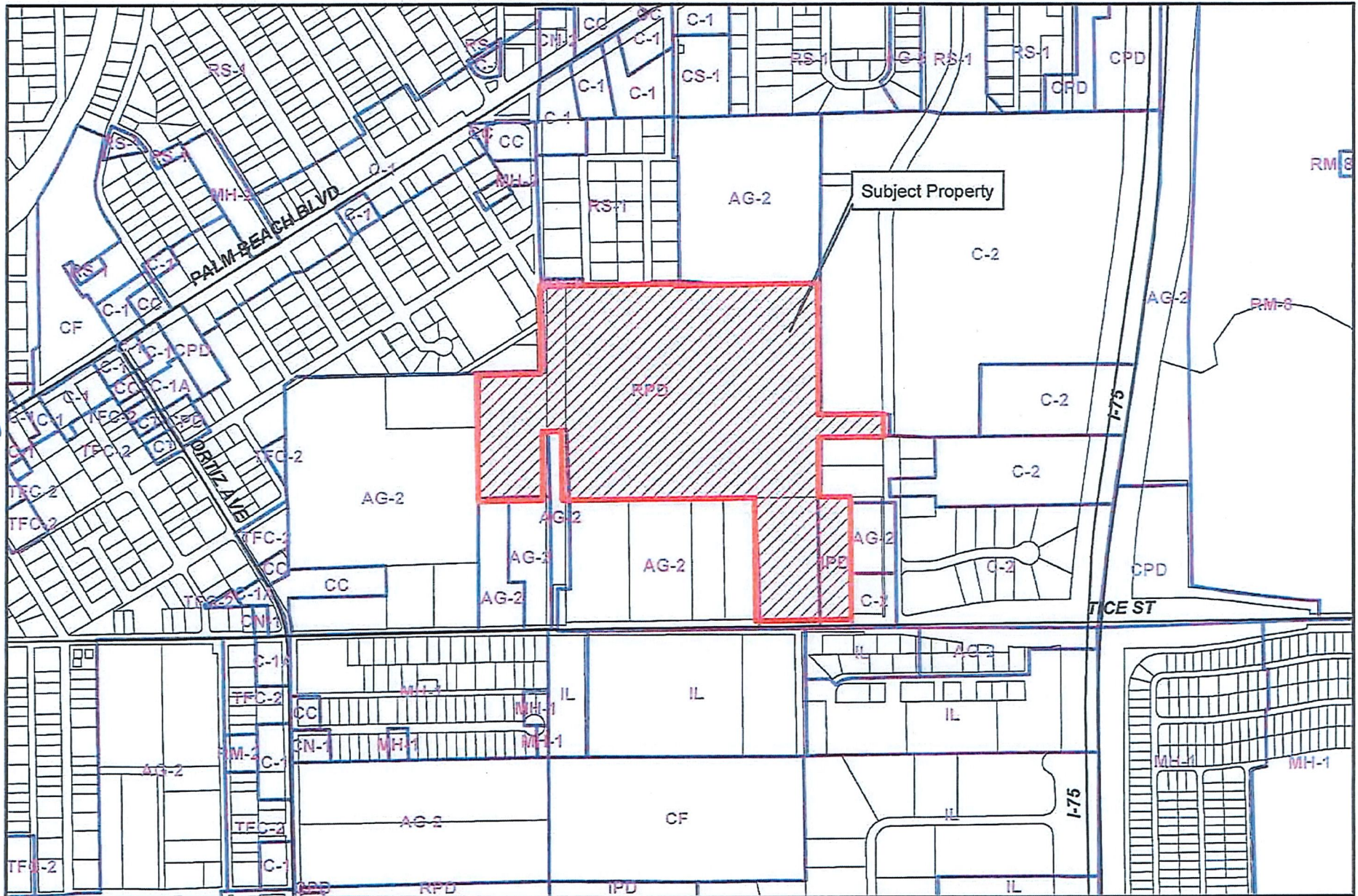
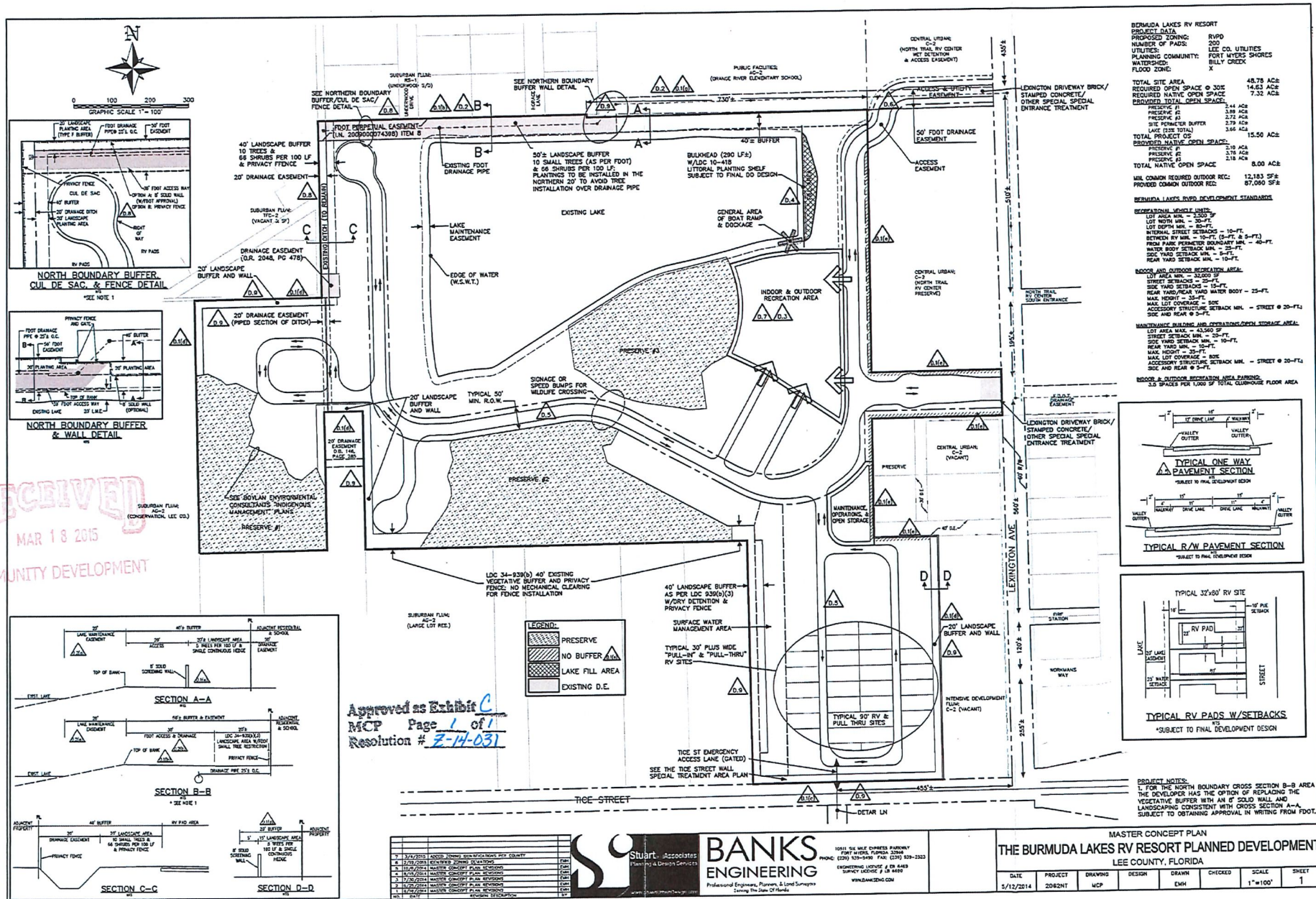


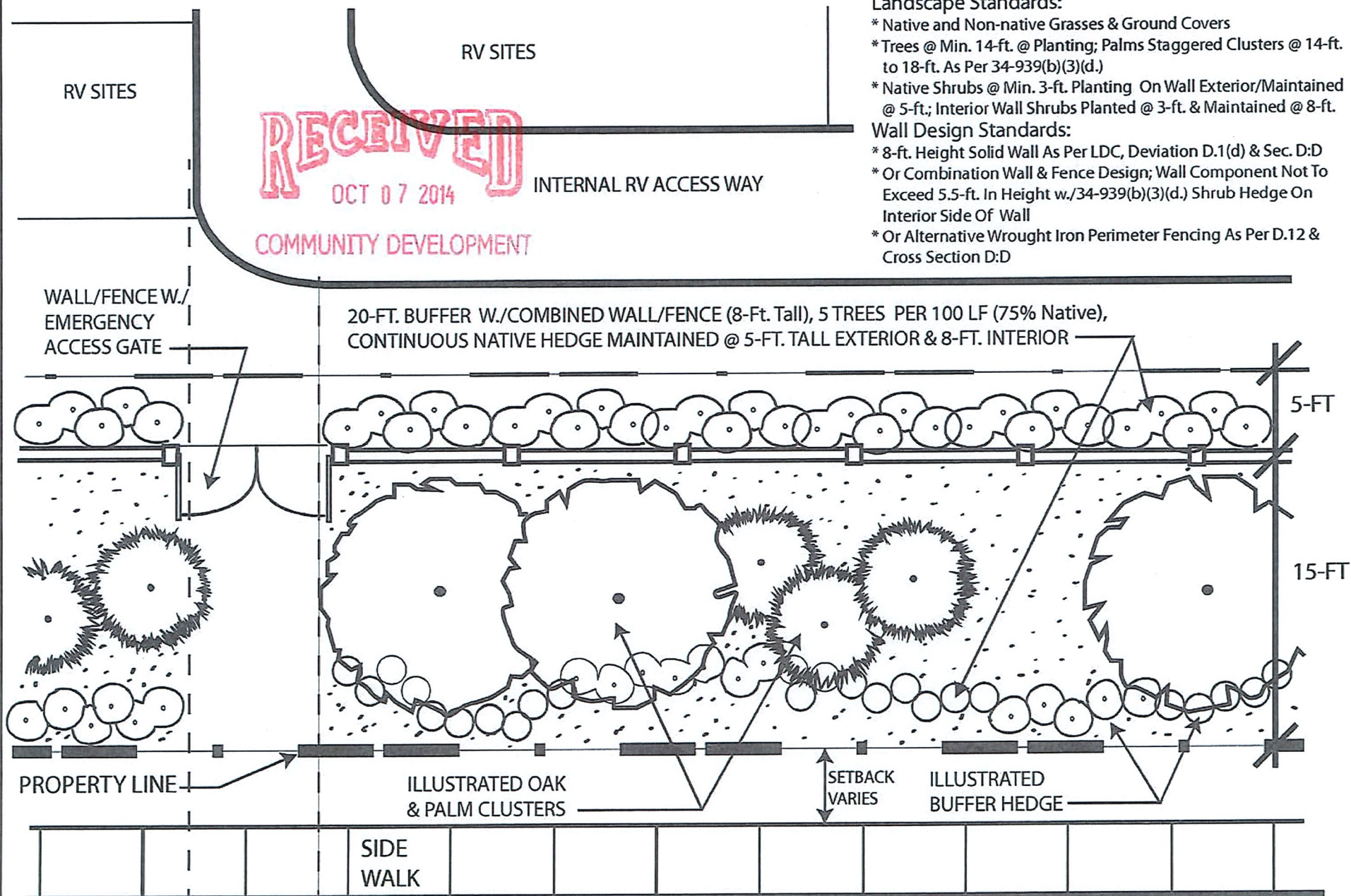
EXHIBIT B



0 0.05 0.1 Miles

RECEIVED
MAR 18 2015
COMMUNITY DEVELOPMENT





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

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

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

8-ft. MAINTAINED REAR FENCE &
COMBINATION WALL/FENCE SHRUB HEDGE



EMERGENCY ACCESS
GATE

ILLUSTRATED SABLE
PALM CLUSTERS

ILLUSTRATED
OAK TREE PLANTINGS

ILLUSTRATED HEDGE
PLANTINGS

RECEIVED
OCT 07 2014

DCI 2014-00010

COMMUNITY DEVELOPMENT

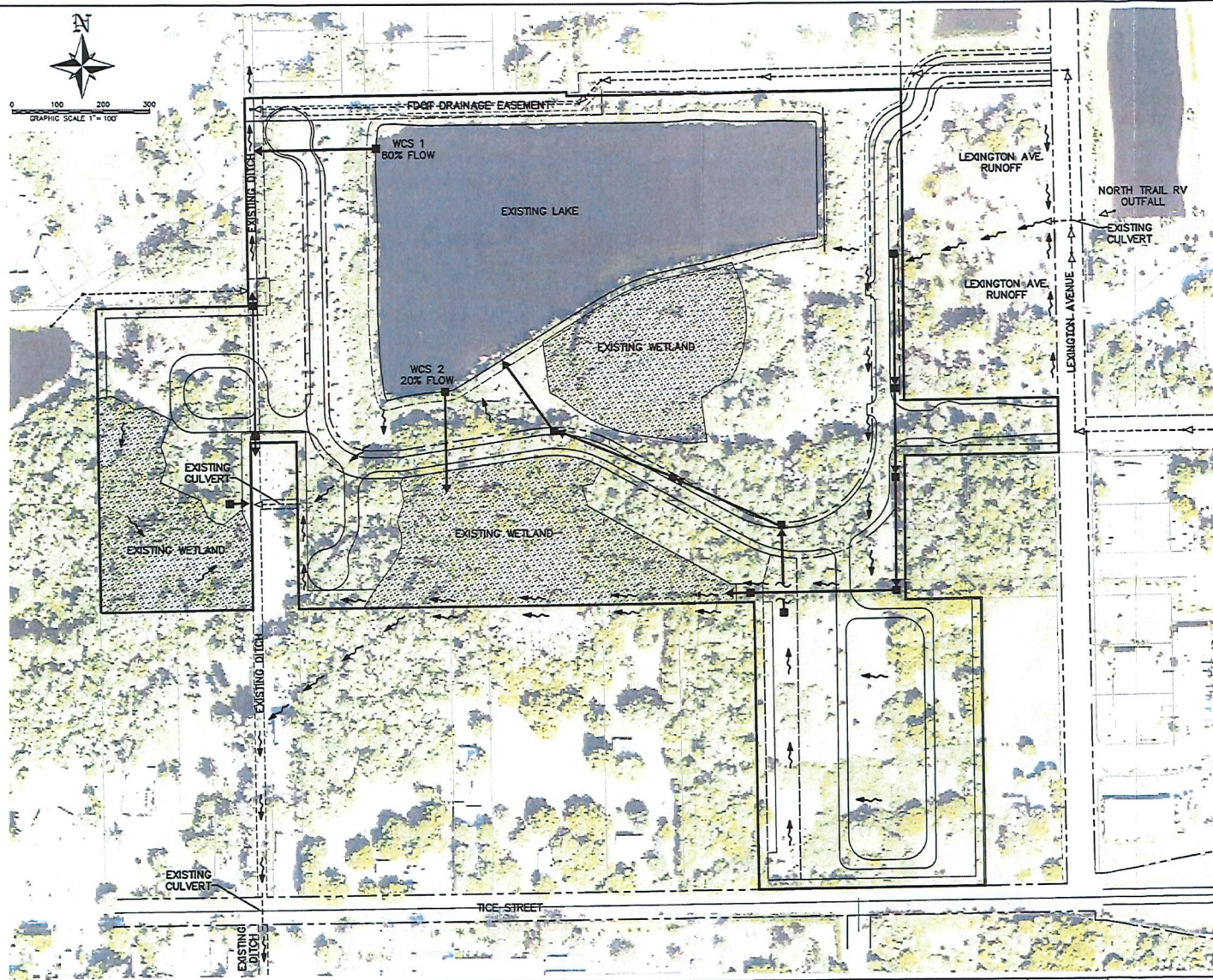
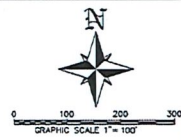
The Tice St. Wall Special Treatment Buffer Plan For The Bermuda Lakes RVPD

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



ALT. WROUGHT IRON PERIMETER
FENCING ILLUSTRATION (Deviation 12)

S.2



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

DCI 2014-00010

RECEIVED

SEP 09 2014

COMMUNITY DEVELOPMENT

NO.	DATE	REVISION DESCRIPTION	BY



BANKS ENGINEERING

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

1001 SW 96th AVENUE, SUITE 100
FORT MYERS, FLORIDA 33907
PHONE: (888) 838-0000 FAX: (239) 439-3333
ENGINEERING LICENSE # 18,149
SURVEYING LICENSE # 18,150
WWW.BANKSENG.COM

SAMUEL W. HARTSHALL, P.E.
/MSBT

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

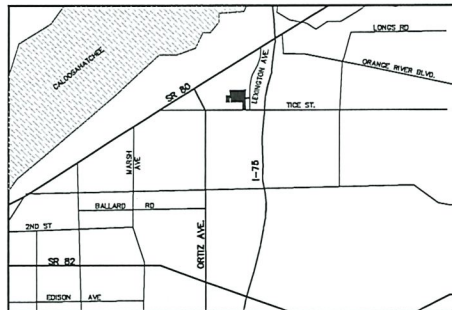
EXHIBIT E

BERMUDA LAKES RV RESORT

ATTACHMENT F

PREPARED FOR
EXIT 24, LLC
 5270 ORANGE RIVER BLVD
 FT MYERS, FL 33905
 PH: (239) 533-8317
 FAX: (239) 693-0141

PROJECT LOCATION MAP



SECTION 03, TOWNSHIP 44, RANGE 25
 SECTION 04, TOWNSHIP 44, RANGE 25
 LEE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA: 48.78 ACRES
 PARCEL STRAP NO.: 03-44-25-00-00015-0000
 03-44-25-00-00016-0000
 PARCEL ADDRESS: 5181 & 5301 TIDE STREET
 FORT MYERS, FLORIDA 33905
 CURRENT ZONING: RPD - CURRENTLY IN FOR REZONE TO RVPD
 PROPOSED USE: RV RESORT
 SFVMD PERMIT NO.: PENDING
 LEE COUNTY DEVELOPMENT ORDER NO.: PENDING

UTILITY SERVICE PROVIDERS

WATER: LEE COUNTY UTILITIES
 1306 HIGHWAY STREET
 FORT MYERS, FLORIDA 33901
 PH: (239) 533-8181

SEWER: LEE COUNTY UTILITIES
 1306 HIGHWAY STREET
 FORT MYERS, FLORIDA 33901
 PH: (239) 533-8181

ELECTRIC: FLORIDA POWER AND LIGHT
 2425 THOMPSON STREET
 FORT MYERS, FLORIDA 33901
 PH: (239) 415-1303

PHONE: SPRINT UNITED
 2820 CARDO STREET
 FORT MYERS, FLORIDA 33906
 PH: (239) 336-2114

FIRE PROTECTION: TIDE FIRE DEPARTMENT
 5321 WORKMAN WAY
 FORT MYERS, FLORIDA 33905
 PH: (239) 694-2360

SOLID WASTE DISPOSAL: FLORIDA RECYCLING SERVICES
 2485 HIGHLAND AVENUE
 FORT MYERS, FLORIDA 33916
 PH: (239) 333-8500

ON SITE UTILITY OPERATOR: EXIT 24, LLC
 5270 ORANGE RIVER BLVD
 FT MYERS, FL 33905
 PH: (239) 533-8317
 FAX: (239) 693-0141

Sheet List Table	
SHEET #	SHEET TITLE
01	COVER
02	AERIAL PHOTOGRAPH
03	SITE DEVELOPMENT PLAN
03A	SITE GEOMETRY PLAN
03B	AMENITY PLAN
04	MASTER DRAINAGE PLAN
05	MASTER UTILITY PLAN
06	STRUCTURE DATA TABLE
07	PLAN AND PROFILE
08	PLAN AND PROFILE
09	PLAN AND PROFILE
10	PLAN AND PROFILE
11	PLAN AND PROFILE
12	PLAN AND PROFILE
13	PLAN AND PROFILE
14	PLAN AND PROFILE
15	PLAN AND PROFILE
16	PLAN AND PROFILE
17	PLAN AND PROFILE
18	PLAN AND PROFILE
18A	PLAN AND PROFILE
19	TYPICAL SECTIONS
20	PAVING, GRADING, AND DRAINAGE DETAILS
21	UTILITY DETAILS
22	UTILITY DETAILS
23	LIFT STATION DETAILS
24	LIFT STATION DETAILS
25	RIGHT OF WAY IMPROVEMENTS
26	BEST MANAGEMENT PRACTICES
DAVID M. JONES, JR. AND ASSOCIATES, INC. LANDSCAPE PLANS	
L-1	SITE PLAN & DATA
L-2	CODE BUFFER DETAILS
L-3	CODE BUFFER PLANTINGS
L-4	CODE BUFFER PLANTINGS
L-5	CODE BUFFER PLANTINGS

BANKS
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Professional Engineers, Planners, & Land Surveyors
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10511 SIX MILE CYPRESS PARKWAY
 FORT MYERS, FLORIDA 33956
 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6500
 WWW.BANKSPENG.COM



Digitally signed
 by Samuel W
 Marshall II
 Date:
 2023.03.27
 13:11:48 -04'00'

SAMUEL W. MARSHALL, P.E.
 #48881

DATE: 11/26/2014

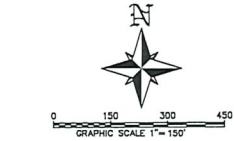


THESE CONSTRUCTION PLANS
 ARE CONSISTENT WITH THE LEE
 PLAN AND COMPLY WITH LDC
 #10-421 & DCI2014-00010

2062NT_01_COVER

NO.	DATE	REVISION DESCRIPTION
10	11/26/2023	ADDED AMENITY PLAN, SERVICE
9	11/14/2023	ADDED AMENITY & LANDSCAPE, TRAILING AND COUNTY INFO
8	10/24/2023	REVISIONS PER COUNTY COMMENTS AND COUNTY REVISIONS
7	11/29/2023	REVISIONS PER COUNTY COMMENTS OF 4/2/2023
6	12/15/2023	ADDED AMENITY CENTER
5	12/22/2023	REV. COUNTY REVISION
4	4/18/2024	UPDATED PLANS PER LDC CONDITIONS OF 3/15/2024
3	10/24/2023	REVISIONS PER LDC & SPWD
2	12/15/2023	REVISIONS PER COUNTY COMMENTS OF 4/29/2023
1	11/26/2023	REVISIONS PER COUNTY COMMENTS OF 1/6/2023

APPROVED
 DOS2014-00091 A01 AMENDMENT #1
 Ohdet Kleinmann, Plan Reviewer
 Lee County Development Services
 4/25/2023



- SOILS LEGEND**
- ⑥ RIVERA, LIMESTONE SUBSTRATUM-COPELAND FINE SAND
 - ⑪ HALLANDALE FINE SAND
 - ②⑥ UDORTHENTS, SHAPED
 - ②⑨ SATELLITE FINE SAND
 - ②⑫ CANAVERAL-BEACHES COMPLEX

APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

PREPARED FOR:
EXIT 24, LLC
3270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 533-0317
FAX: (239) 693-0141

NO.	DATE	REVISIONS PER COUNTY COMMITTEE OF 5/19/2013	REVISION DESCRIPTION
2	1/23/2018	REVISIONS PER COUNTY COMMITTEE OF 5/19/2013	DMH
1	1/8/2018	REVISIONS PER COUNTY COMMITTEE OF 1/8/2018	DMH

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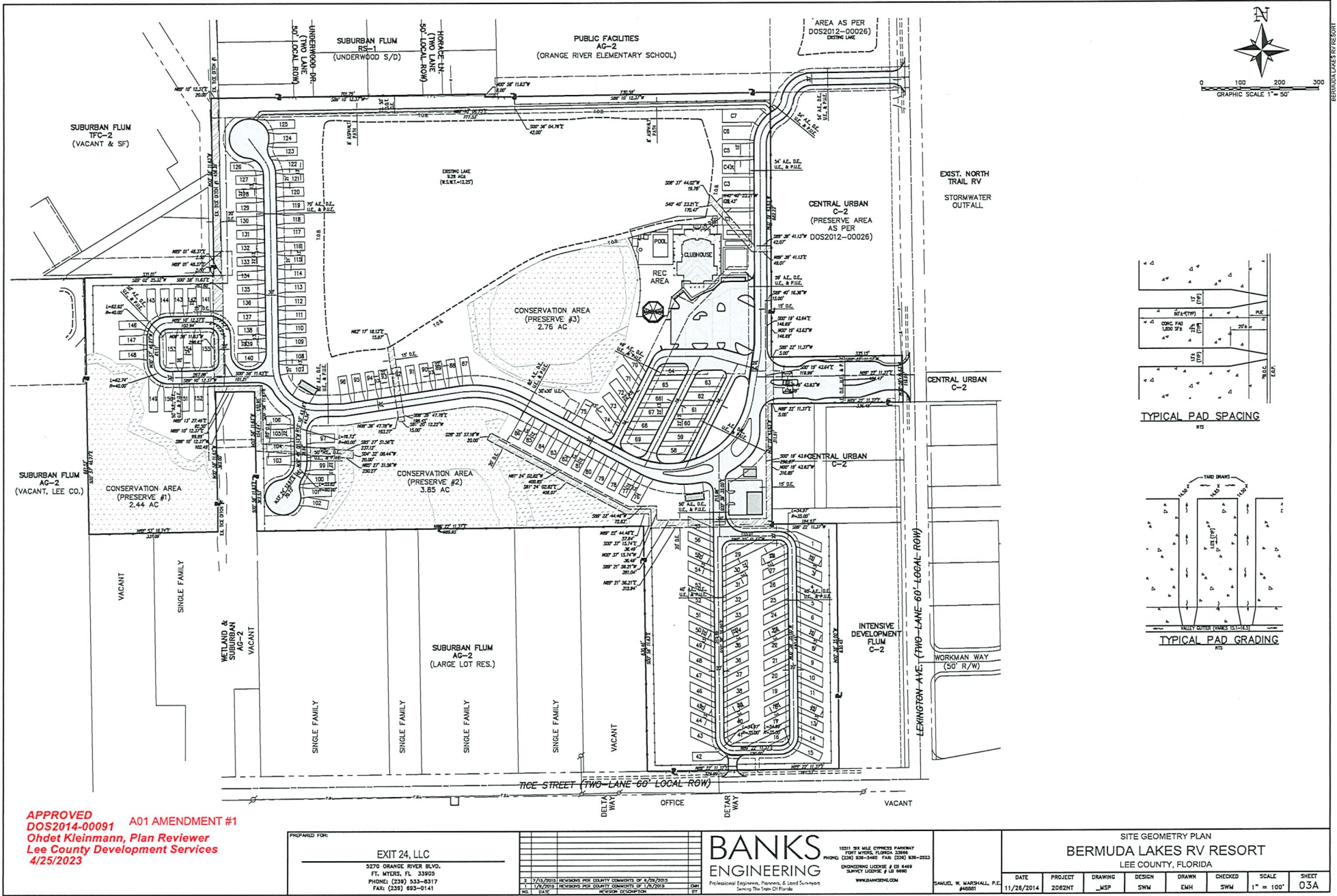
10811 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33908
PHONE: (239) 838-0465 FAX: (239) 838-2333
ENGINEERING LICENSE # 13 6489
SURVEY LICENSE # 48 7490
WWW.BANKSENG.COM

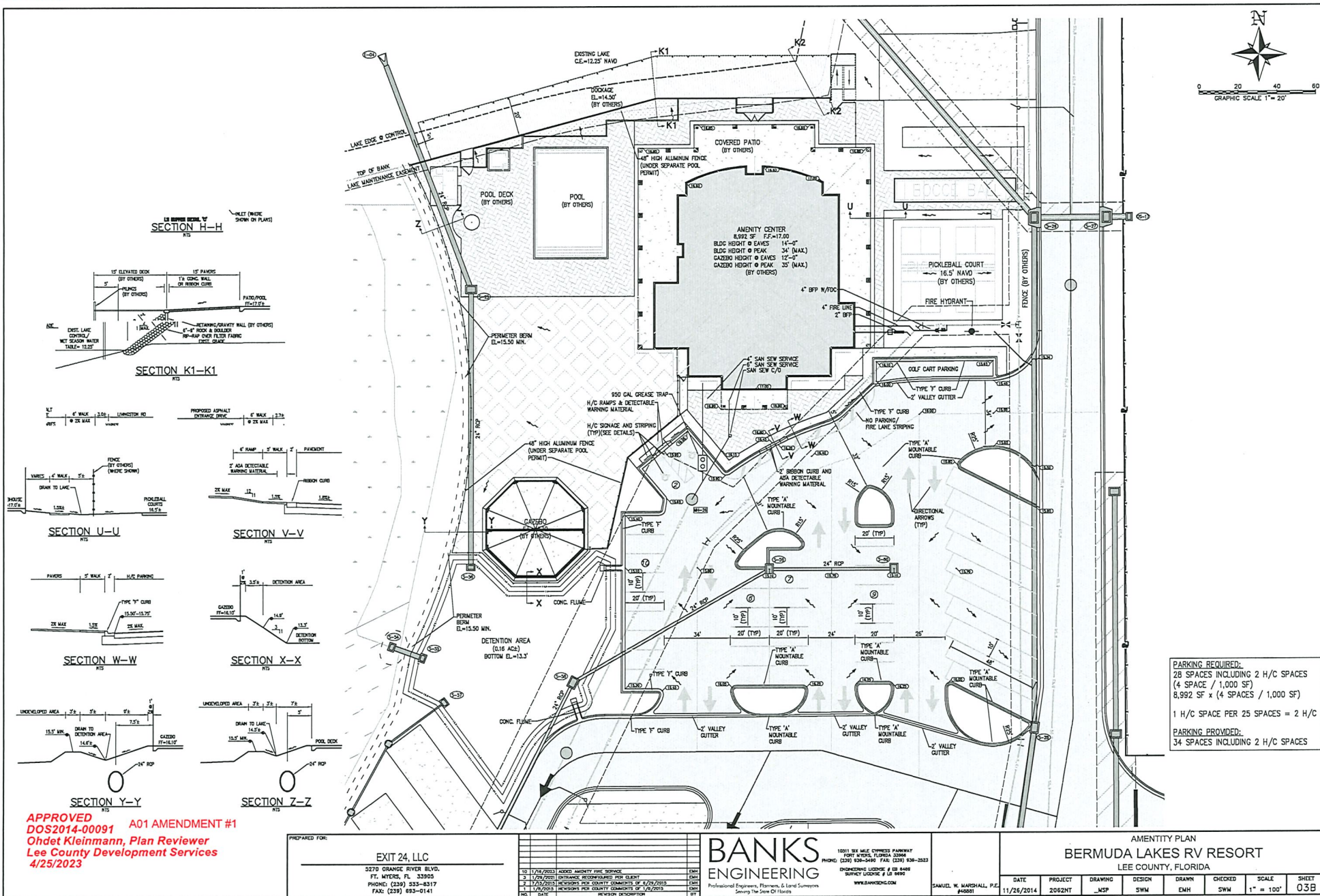
SAMUEL W. MARSHALL, P.E.
#46201

AERIAL PHOTOGRAPH
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2062NT	_AERIAL	SWM	EMH	SWM	1" = 150'	02







APPROVED
DOS2014-00091 **A01 AMENDMENT #1**
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

PREPARED FOR:

EXIT 24, LLC

5270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 533-8317
FAX: (239) 693-0141

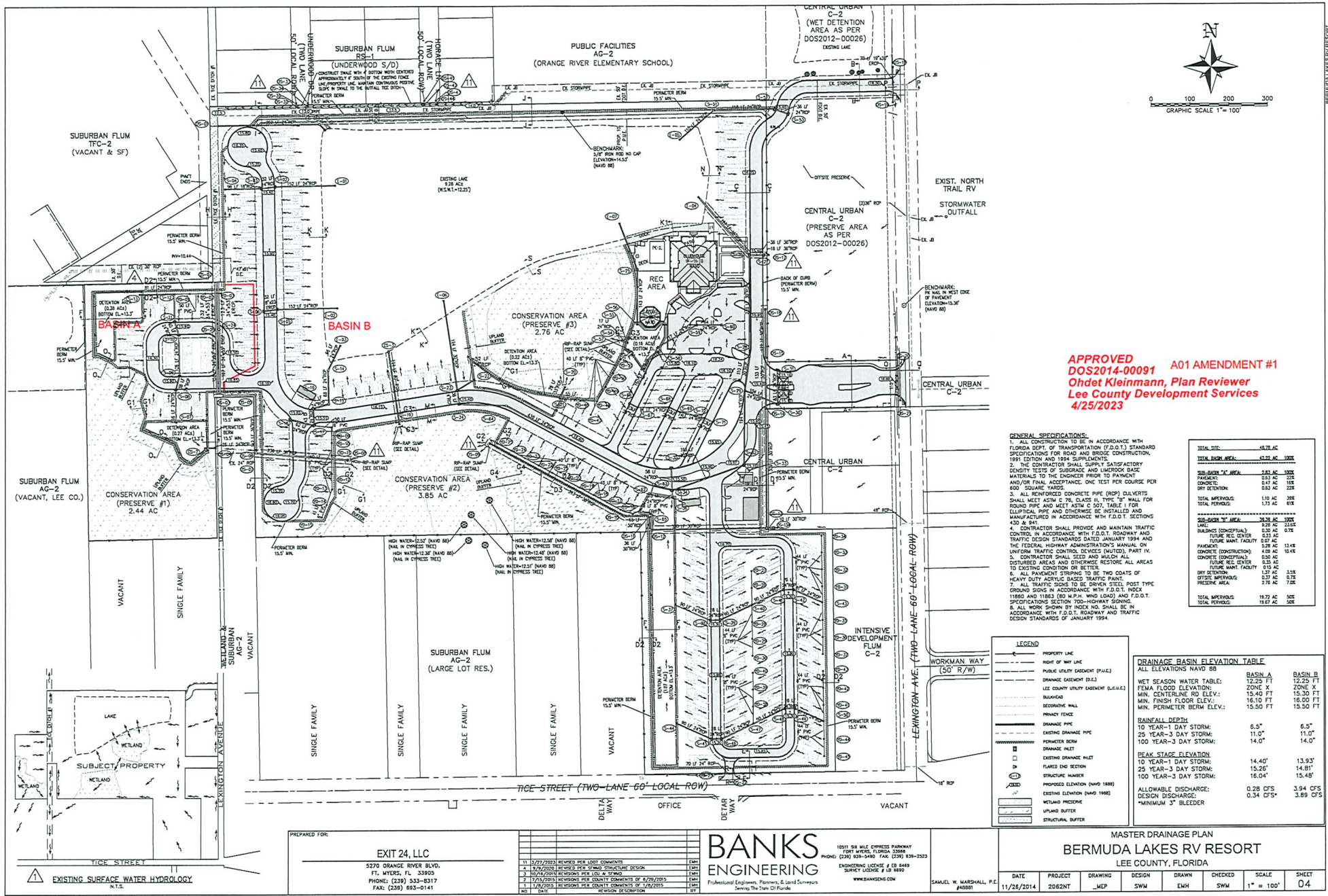
BANKS
ENGINEERING

10311 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 936-5490 FAX: (239) 936-2522
ENGINEERING LICENSE # EB 6488
SURVEY LICENSE # LB 6690
WWW.BANKSONG.COM

2

AMENITY PLAN
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

P.E.	DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
	11/06/2014	ROBERT	HEB	SWW	SWW	SWW	1" = 100'	038



APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

GENERAL SPECIFICATIONS:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA DEPT. OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1997 EDITION AND 1994 SUPPLEMENTS.
2. THE CONTRACTOR SHALL SUPPLY SATISFACTORY DENSITY TESTS OF SUBGRADE AND UNDERLAYER MATERIALS TO THE ENGINEER PRIOR TO PAYMENT AND/OR FINAL ACCEPTANCE. ONE TEST PER COURSE PER 6000 SQUARE YARDS.
3. ALL REINFORCED CONCRETE PIPE (RCP) CULVERTS SHALL MEET ASTM C 754, CLASS II, TYPE "B" WALL FOR ROUND PIPE AND MEET ASTM C 507, TABLE I FOR ELLIPTICAL PIPE AND OTHERWISE BE INSTALLED AND MANUFACTURED IN ACCORDANCE WITH F.D.O.T. SECTIONS 430 & 841.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS DATED JANUARY 1994 AND THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART IV.
5. CONTRACTOR SHALL GLEED AND PATCH ALL DISTURBED AREAS AND OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.
6. ALL PAVEMENT STRIPS TO BE TWO COATS OF HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.
7. ALL TRAFFIC SIGNS TO BE DRIVEN STEEL POST TYPE 11800 AND 11802 (80 M.P.H. WIND LOAD) AND F.D.O.T. SPECIFICATIONS SECTION 700-HIGHWAY SIGNING.
8. ALL WORK SHOWN BY INDEX NO. SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS OF JANUARY 1994.

TOTAL SITE	
LAND AREA	46.78 AC.
TOTAL BULK AREA	42.52 AC. 100%
SUB-BASIN "A" AREA	
PAVEMENT	2.44 AC. 100%
CONCRETE	0.47 AC. 10%
DRY DETENTION	0.83 AC. 23%
TOTAL IMPERVIOUS	1.10 AC. 39%
TOTAL PERVIOUS	1.73 AC. 61%
SUB-BASIN "B" AREA	
LAND AREA	26.28 AC. 100%
PAVEMENT	0.28 AC. 1%
CONCRETE	0.07 AC. 0.3%
DRY DETENTION	0.27 AC. 1%
TOTAL IMPERVIOUS	0.35 AC. 1.4%
TOTAL PERVIOUS	2.28 AC. 8.6%

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- LEE COUNTY UTILITY EASEMENT (L.C.U.E.)
- BOUNDARY
- SEWERAGE MAIN
- PERMITS FENCE
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- EXISTING DRAINAGE MILET
- FLARED END SECTION
- STRUCTURE NUMBER
- PROPOSED ELEVATION (DAWG 1988)
- EXISTING ELEVATION (DAWG 1988)
- WETLAND PRESERVE
- UPLAND BUFFER
- STRUCTURAL BUFFER

ALL ELEVATIONS NAVD 83		
	BASIN A	BASIN B
WET SEASON WATER TABLE:	12.25 FT	12.25 FT
FEMA FLOOD ELEVATION:	13.40 FT	13.40 FT
MIN. CENTERLINE RD ELEV.:	15.40 FT	15.30 FT
MIN. FINISH FLOOR ELEV.:	16.10 FT	16.00 FT
MIN. PERIMETER BERM ELEV.:	15.30 FT	15.30 FT

	6.5"	6.5"
10 YEAR-1 DAY STORM:	11.0"	11.0"
25 YEAR-3 DAY STORM:	14.0"	14.0"

	14.40"	13.93"
10 YEAR-1 DAY STORM:	15.26"	14.81"
25 YEAR-3 DAY STORM:	16.04"	15.48"

	0.28 CFS	3.94 CFS
DESIGN DISCHARGE:	0.34 CFS*	3.89 CFS
MINIMUM 3" BLEEDER		

PREPARED FOR:
EXIT 24, LLC
5270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 333-8317
FAX: (239) 693-0141

11/22/2020	REVISED PER LOCAL COMMENTS	100%
4/24/2021	REVISED PER OPENING STRUCTURE DESIGN	100%
3/10/2021	REVISED PER LOCAL COMMENTS	100%
1/25/2021	REVISED PER COUNTY COMMENTS OF 4/29/2020	100%
1/16/2021	REVISED PER COUNTY COMMENTS OF 1/28/2021	100%
NO DATE	REVISION DESCRIPTION	100%

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Professional Engineers, Planners, E. & Land Surveyors
Serving The State Of Florida
10251 SW MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33908
PHONE: (239) 838-3490 FAX: (239) 838-2523
ENGINEERING LICENSE # 18 5469
SURVEY LICENSE # 18 5469
WWW.BANKSENG.COM

MASTER DRAINAGE PLAN BERMUDA LAKES RV RESORT LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
11/26/2014	2062NT	_MEP	SWW	EMH	SWW	1" = 100'	04		



SANITARY SEWER
MANHOLES

MH-01
G's MASTER MANHOLE
RIM=16.30
INV(S)=4.18
INV(NW)=3.11
INV(E)=3.01

MH-02
4" MANHOLE
RIM=15.50
INV(N)=3.95
INV(S)=3.85

MH-03
4" MANHOLE
RIM=15.94
INV(N)=5.13
INV(E)=5.03

MH-04
4" DROP MANHOLE
RIM=15.85
INV(S)=6.11
INV(S)=10.42 DROP
INV(E)=5.01

MH-05
4" MANHOLE
RIM=15.85
INV(NW)=6.45
INV(S)=6.35

MH-06

```

4" MANHOLE
RIM=16.10
INV(N)=8.43
INV(S)=6.71
INV(W)=6.81

M4--07
4" MANHOLE
RIM=15.73
INV(N)=10.13
INV(S)=10.03

```

MH-08
4" SHALLOW MANHOLE
RIM=15.72

INV(S)=11.05
MH=09
4" MANHOLE
RIM=15.86
INV(N)=9.72
INV(E)=8.00
MH=10
4" MANHOLE
RIM=18.85
INV(E)=10.38
INV(S)=10.28
MH=11
4" MANHOLE
RIM=18.18
INV(W)=10.91
MH=12
4" SHALLOW MANHOLE
RIM=18.04
INV(N)=11.37
MH=13
4" DROP MANHOLE
RIM=15.99
INV(SC)=4.58
INV(E)=9.07 (DROP)

INV(NW) = 4.78

1500 CYPRESS PARKWAY
 MIAMI, FLORIDA 33186
 TEL: (305) 446-8800 FAX: (305) 446-2523
 E-MAIL: info@banksonline.com
 WWW: www.banksonline.com

--	--

FAX: (239) 693-014

EXIT 24, LLC
270 ORANGE RIVER BLVD.
FT. MYERS, FL 33901
PHONE: (239) 533-8300
FAX: (239) 693-0140

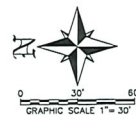
2	10/16/2015	REVISED
1	7/15/2015	REVISED

Professional Engineers,
Serving The

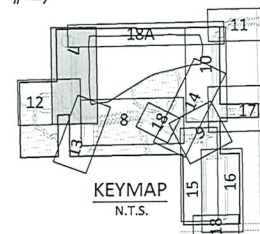
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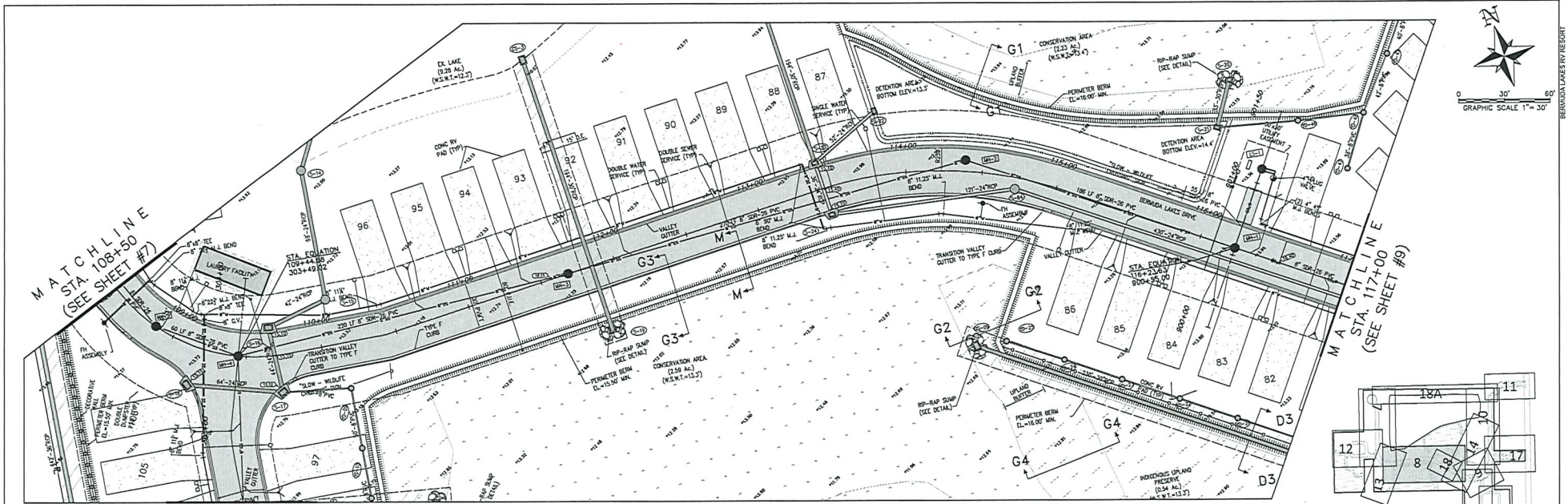
6/2014	2062NT
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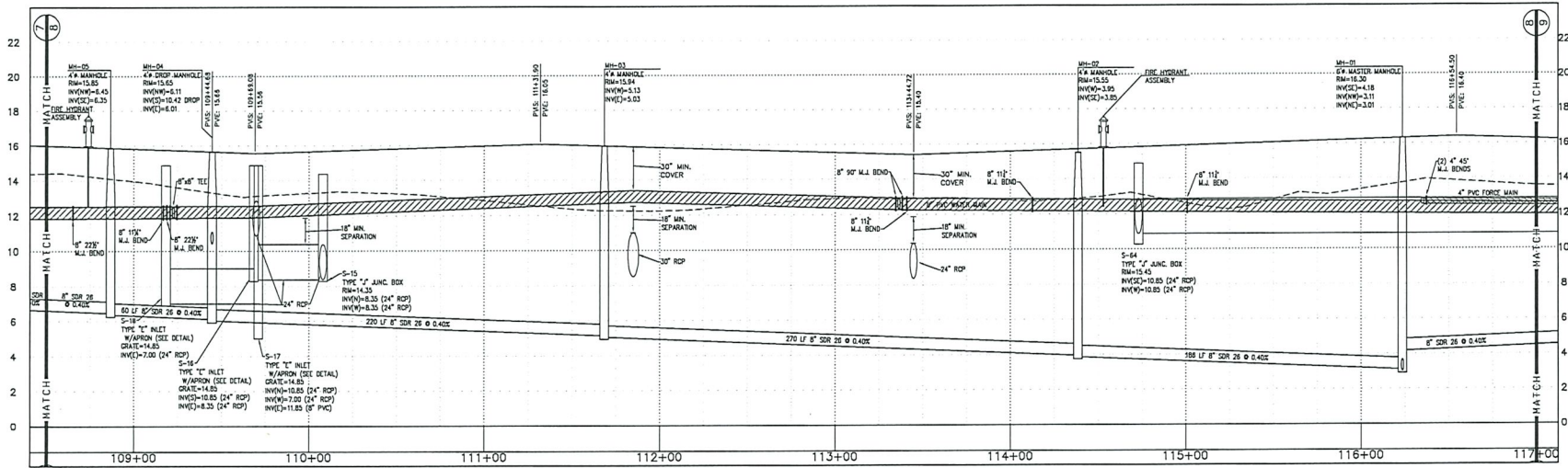


DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2062NT	P-P	SWM	EMH	SWM	1" = 30'	07



(SEE SHEET #13)

KEYMAP
N.T.S.



APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

PREPARED FOR:

EXIT 24, LLC

5270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 333-8317
FAX: (239) 693-0141

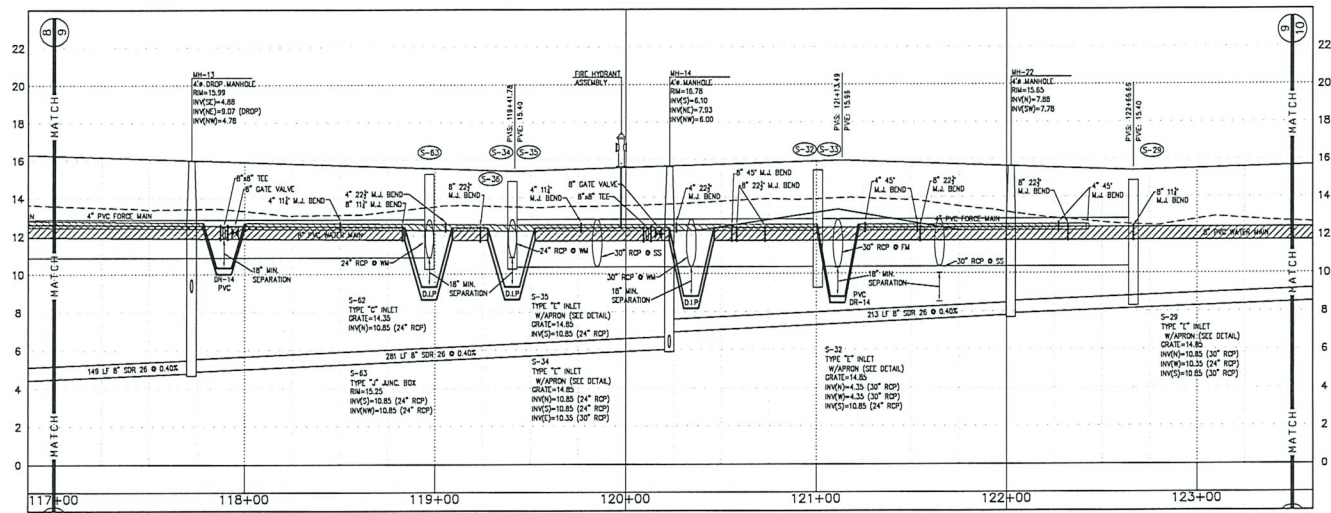
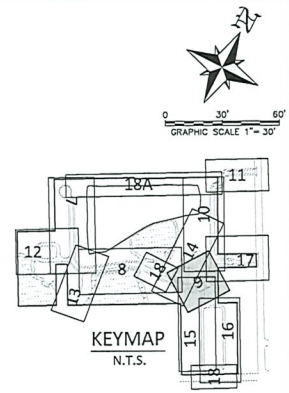
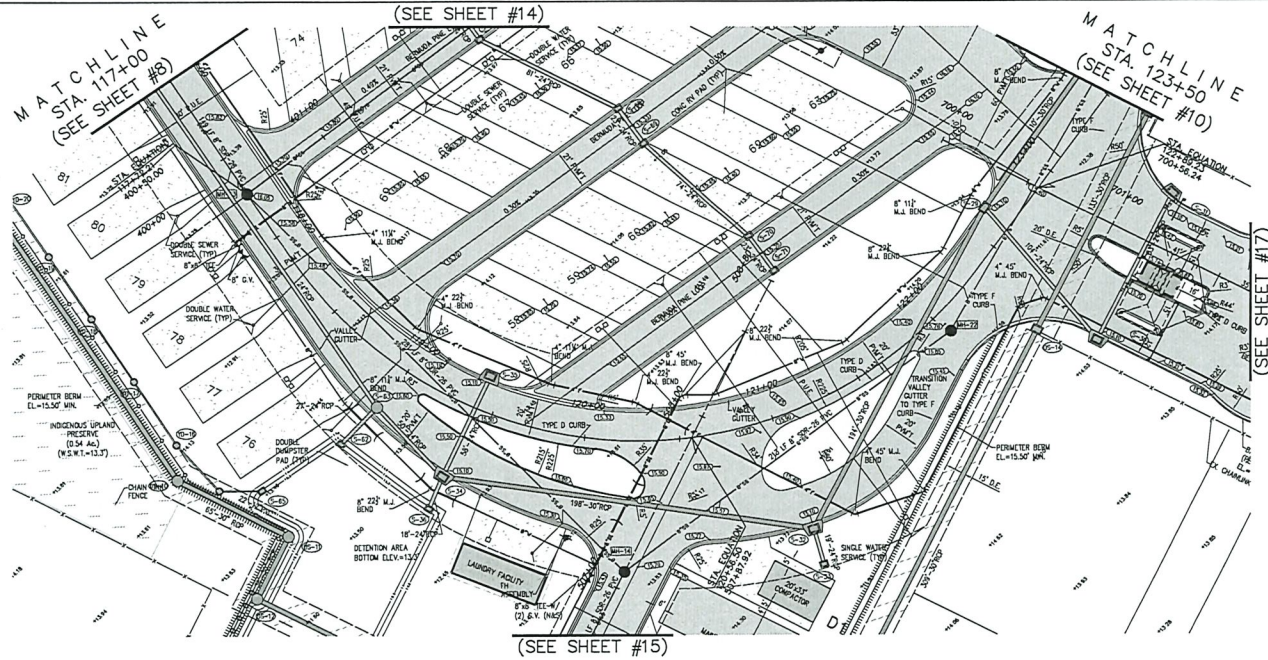
BANKS
ENGINEERING

10511 SW WILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33908
PHONE: (239) 939-1465 FAX: (239) 939-2933
ENGINEERING LICENSE # 03 6469
SURVEY LICENSE # 04 16599
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SAMUEL W. MARSHALL, P.E.
#45881

PLAN AND PROFILE
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2062NT	_P-P	SWM	EMH	SWM	1" = 30'	08



APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

PREPARED FOR:
EXIT 24, LLC
3270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 533-8317
FAX: (239) 693-0141

NO.	DATE	REVISIONS PER COUNTY COMMENTS OF 6/29/2015	BY
1	7/29/2015	REVISIONS PER COUNTY COMMENTS OF 6/29/2015	EMH
2	10/14/2015	REVISIONS PER COUNTY COMMENTS OF 6/29/2015	EMH

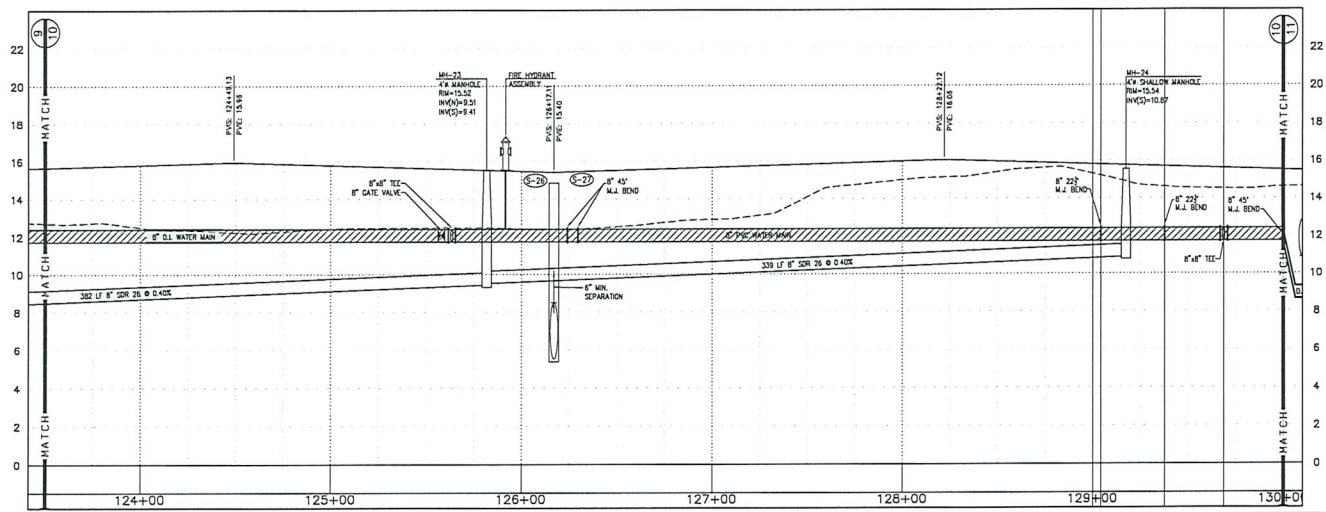
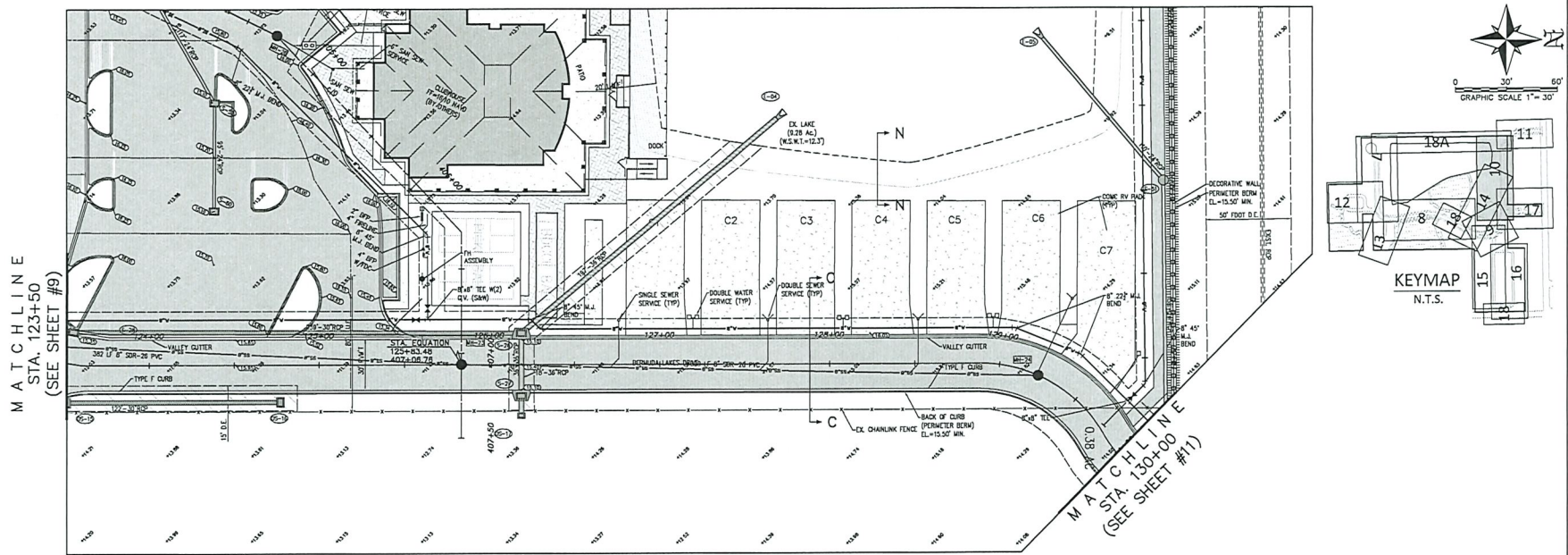
BANKS ENGINEERING
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15011 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33908
PHONE: (239) 538-5440 FAX: (239) 538-2323
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 8690
WWW.BANKSINC.COM

SAMUEL W. MARSHALL, P.E.
#18087

PLAN AND PROFILE
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2062NT	_P-P	SWM	EMH	SWM	1" = 30'	09



APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

PREPARED FOR:
EXIT 24, LLC
5270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 533-8317
FAX: (239) 693-0141

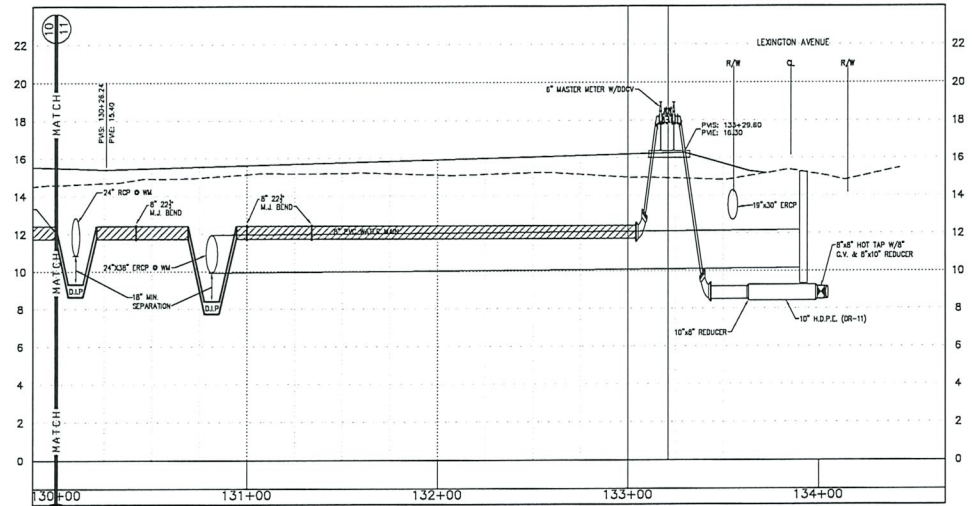
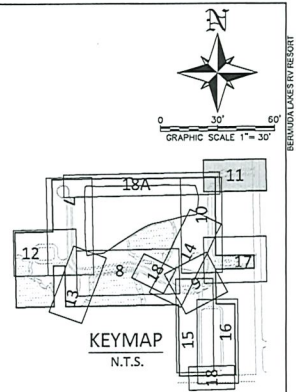
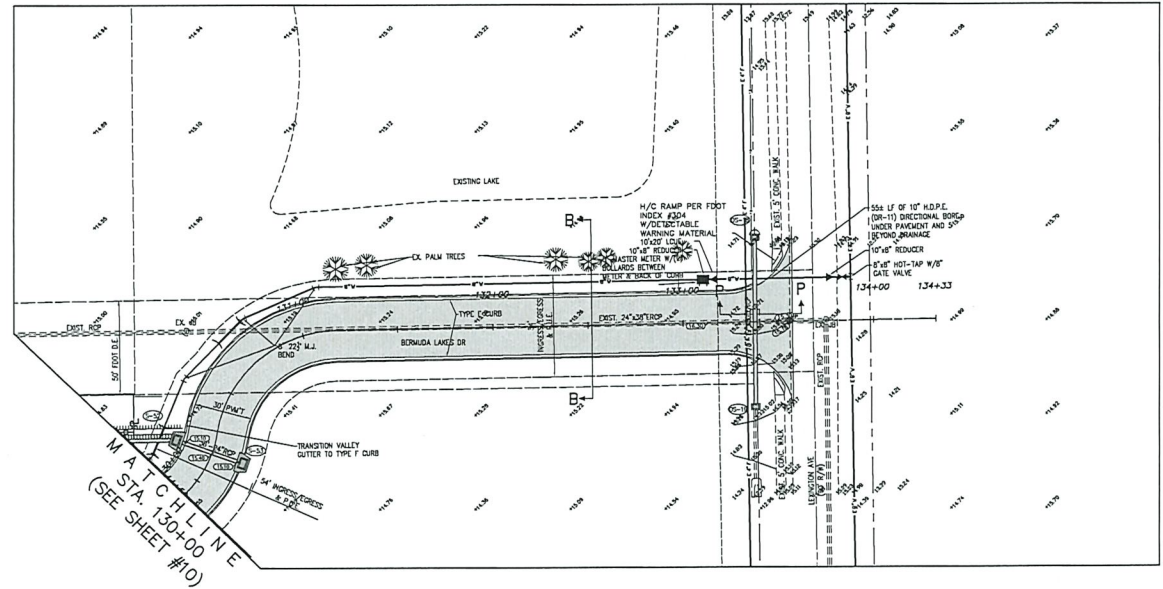
NO.	DATE	REVISIONS PER COUNTY COMMENTS OF 8/29/2015	BY
1	7/25/2015	REVISIONS PER COUNTY COMMENTS OF 8/29/2015	EMH
2			
3			
4			
5			
6			
7			
8			
9			
10			

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10501 SIX MILE CYPRESS PARKWAY
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PHONE: (239) 939-0400 FAX: (239) 939-1033
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # 08 8490
WWW.BANKSENG.COM

SAMUEL W. MARSHALL, P.E.
#008057

PLAN AND PROFILE									
BERMUDA LAKES RV RESORT									
LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
11/26/2014	2062NT	_P-P	SWM	EMH	SWM	1" = 30'	10		



APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

PREPARED FOR:
EXIT 24, LLC
5270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 533-8317
FAX: (239) 693-0141

NO.	DATE	REVISION DESCRIPTION	BY
1	4/18/2018	ISSUED FOR PERMITS	EMH
2	4/18/2018	ISSUED FOR PERMITS	EMH
3	4/18/2018	ISSUED FOR PERMITS	EMH
4	4/18/2018	ISSUED FOR PERMITS	EMH
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6	4/18/2018	ISSUED FOR PERMITS	EMH
7	4/18/2018	ISSUED FOR PERMITS	EMH
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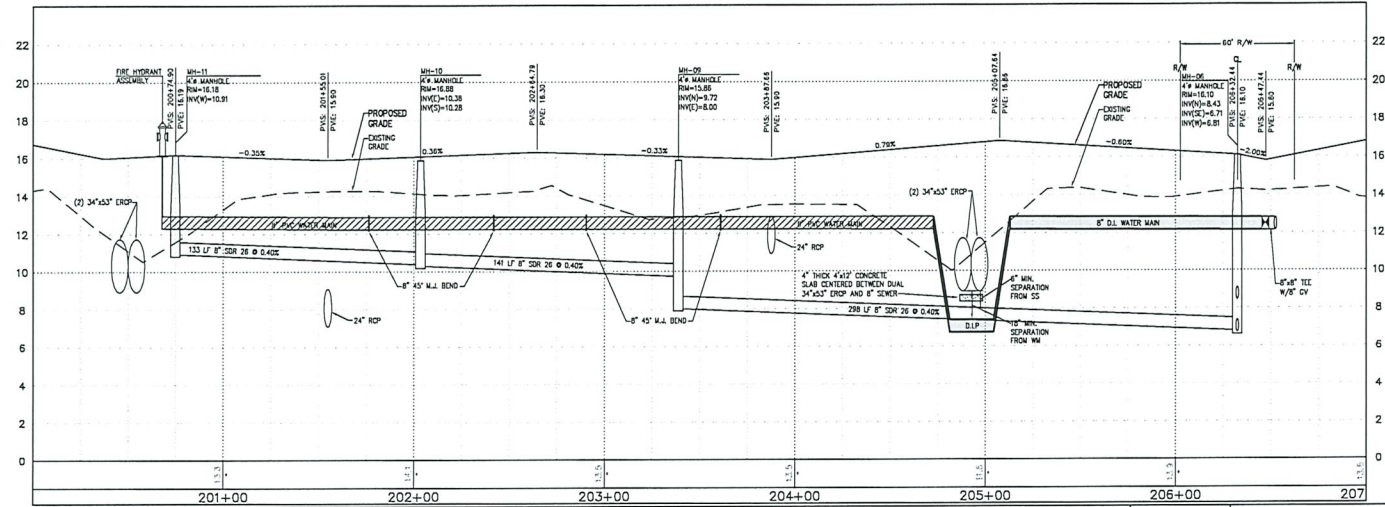
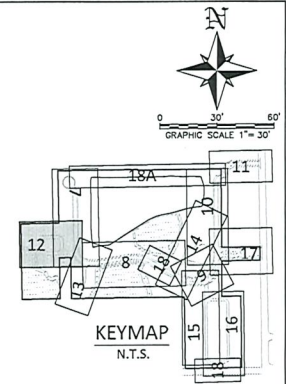
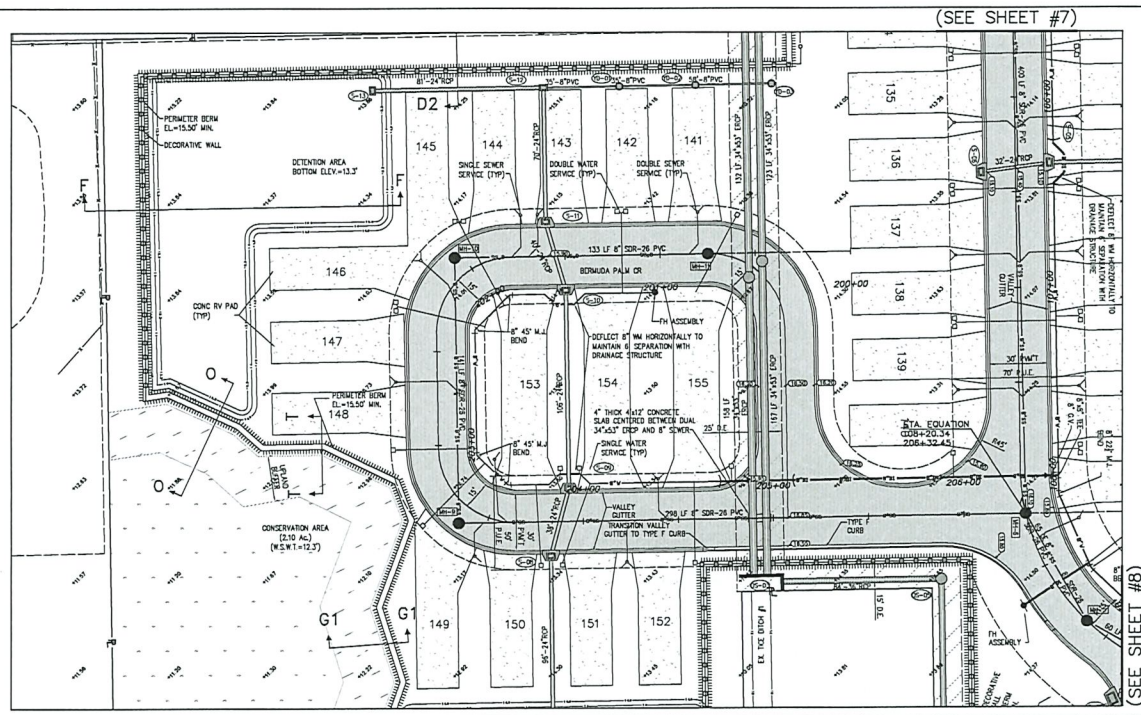
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10311 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33908
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SURVEY LICENSE # 6499
WWW.BANKSENG.COM

SAMUEL W. MARSHALL, P.E.
#65851

PLAN AND PROFILE
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2062NT	_P-P	SWM	EMH	SWM	1" = 30'	11

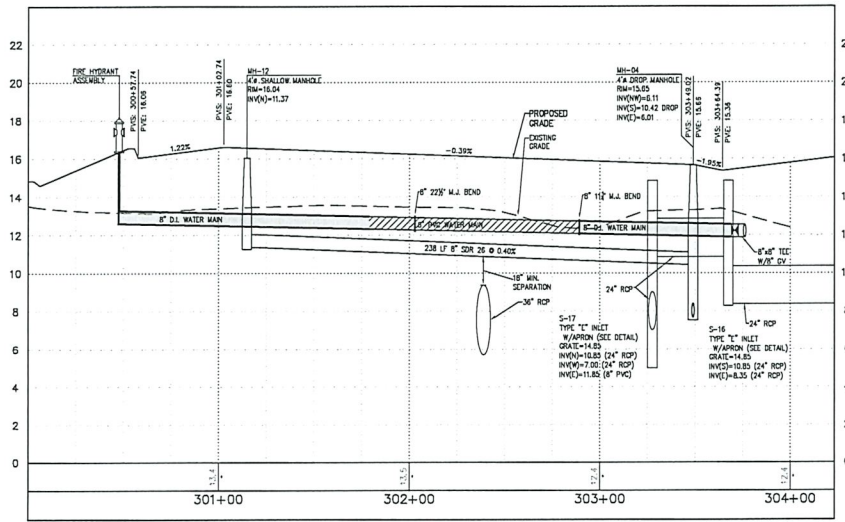
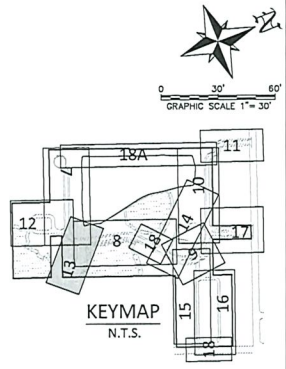
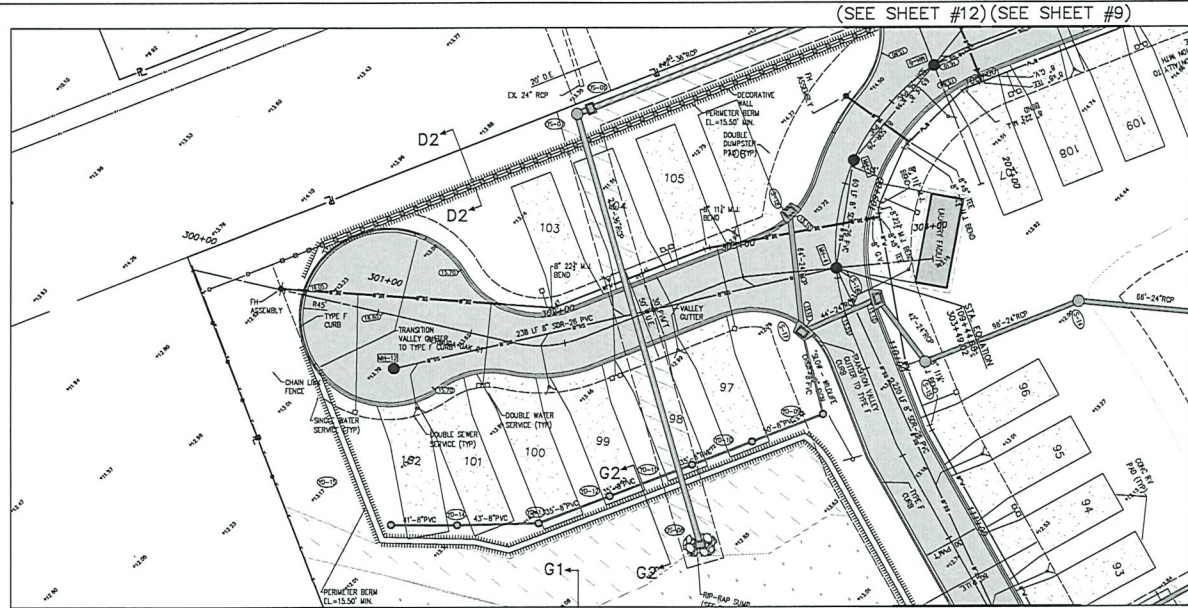


APPROVED
DOS2014-00091 A01 AMENDMENT #1
Odet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

PREPARED FOR:
EXIT 24, LLC
5270 ORANGE RIVER BLVD.
FT. MYERS, FL 33805
PHONE: (239) 533-8317
FAX: (239) 693-0141

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ENGINEERING
10011 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33808
PHONE: (239) 535-5480 FAX: (239) 838-2523
ENGINEERING LICENSE # 19 8489
SURVEY LICENSE # 41 8492
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PLAN AND PROFILE BERMUDA LAKES RV RESORT LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
11/26/2014	20626NT	_P-P	SWM	EMW	SWM	1" = 30'	12		



APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

PREPARED FOR:
EXIT 24, LLC
5270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 533-8317
FAX: (239) 693-0141

NO.	DATE	REVISIONS PER COUNTY COMMENTS OF 4/27/2015	BY
1	7/23/2015	REVISIONS PER COUNTY COMMENTS OF 4/27/2015	BT

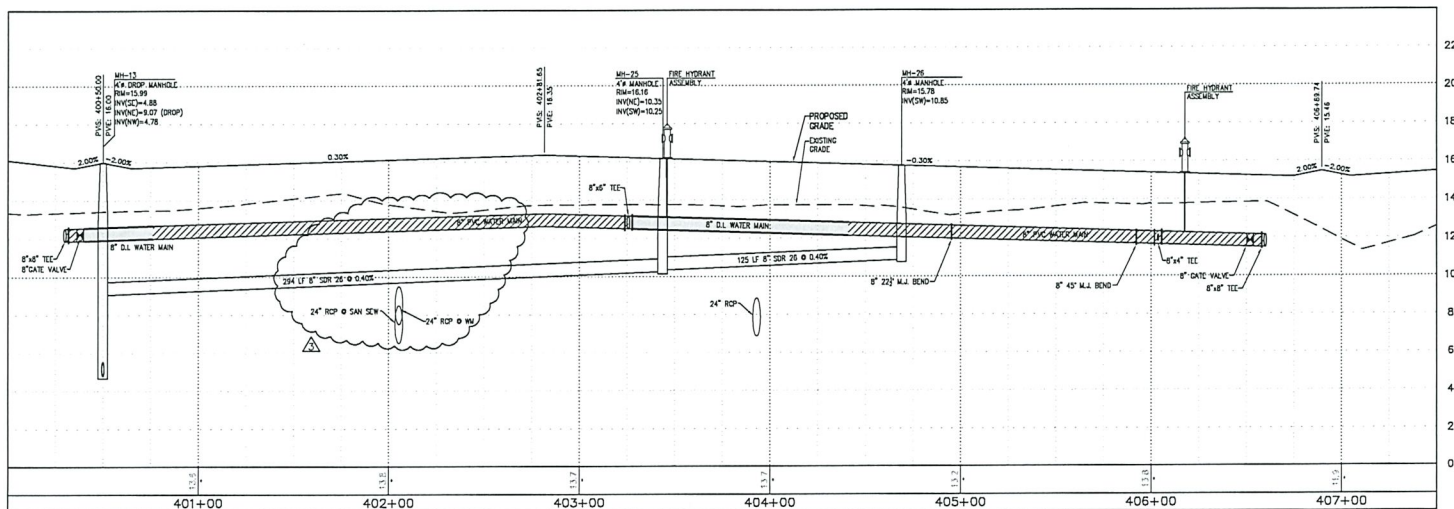
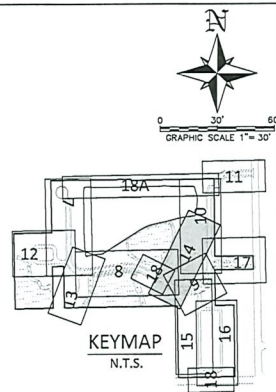
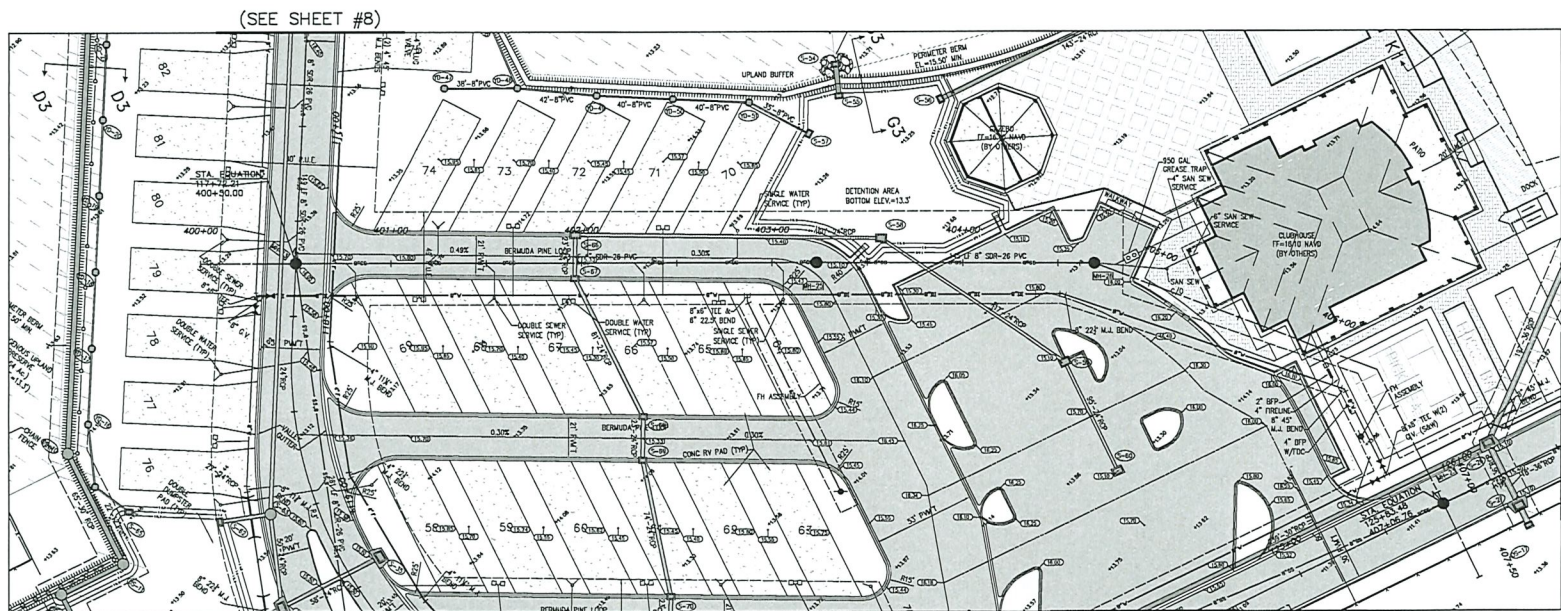
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10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33908
PHONE: (239) 838-0400 FAX: (239) 838-2523
ENGINEERING LICENSE # 10,649
SURVEY LICENSE # 61,950
WWW.BANKSENG.COM

SAMUEL W. MARSHALL, P.E.
#106521

PLAN AND PROFILE
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2062NT	_P-P	SWM	EMH	SWM	1" = 30'	13



APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

PREPARED FOR:
EXIT 24, LLC
5270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 533-8317
FAX: (239) 693-0141

NO.	DATE	REVISIONS	BY	CHKD.
1	1/29/2021	UPDATED DRAINAGE STRUCTURES FOR CONSTRUCTION	EMH	
2	10/29/2021	REVISIONS PER LOCAL ORDINANCE	EMH	
3	7/23/2023	REVISIONS PER COUNTY COMMENTS OF 6/29/2023	EMH	
4		REVISIONS PER COUNTY COMMENTS	EMH	

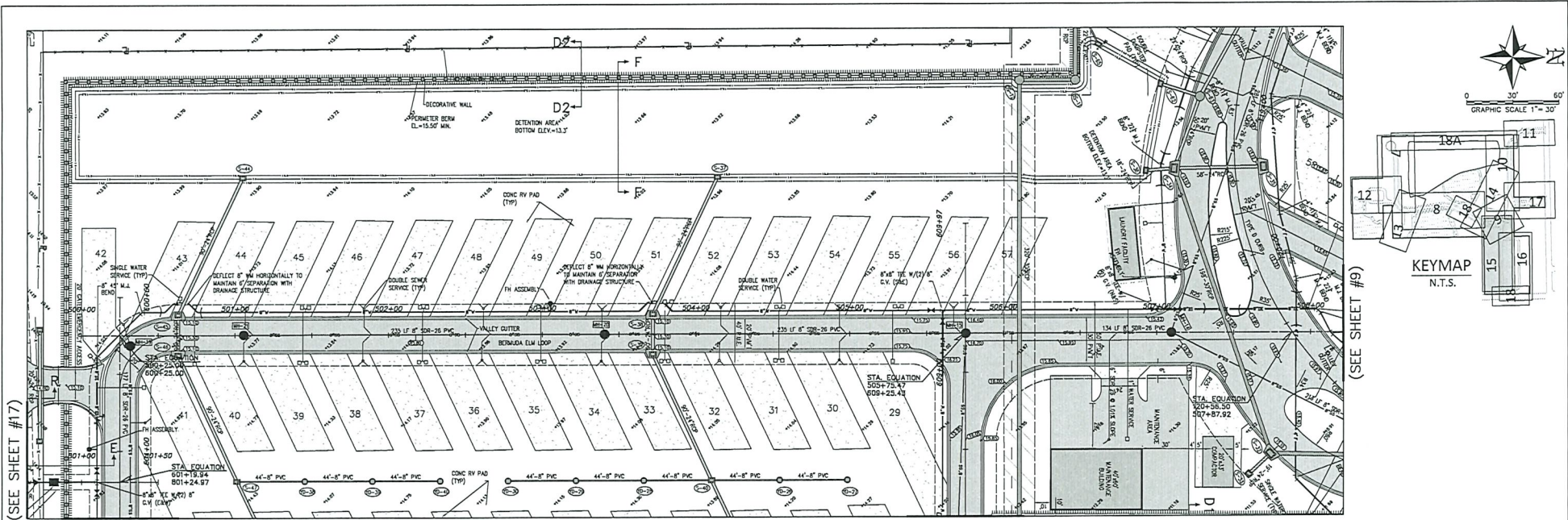
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FORT MYERS, FLORIDA 33908
PHONE: (239) 638-0400 FAX: (239) 638-2333
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LS 8690
WWW.BANKSENG.COM

SAMUEL W. MARSHALL, P.E.
#40682

PLAN AND PROFILE
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2062NT	_P-P	SWM	EMH	SWM	1" = 30'	14

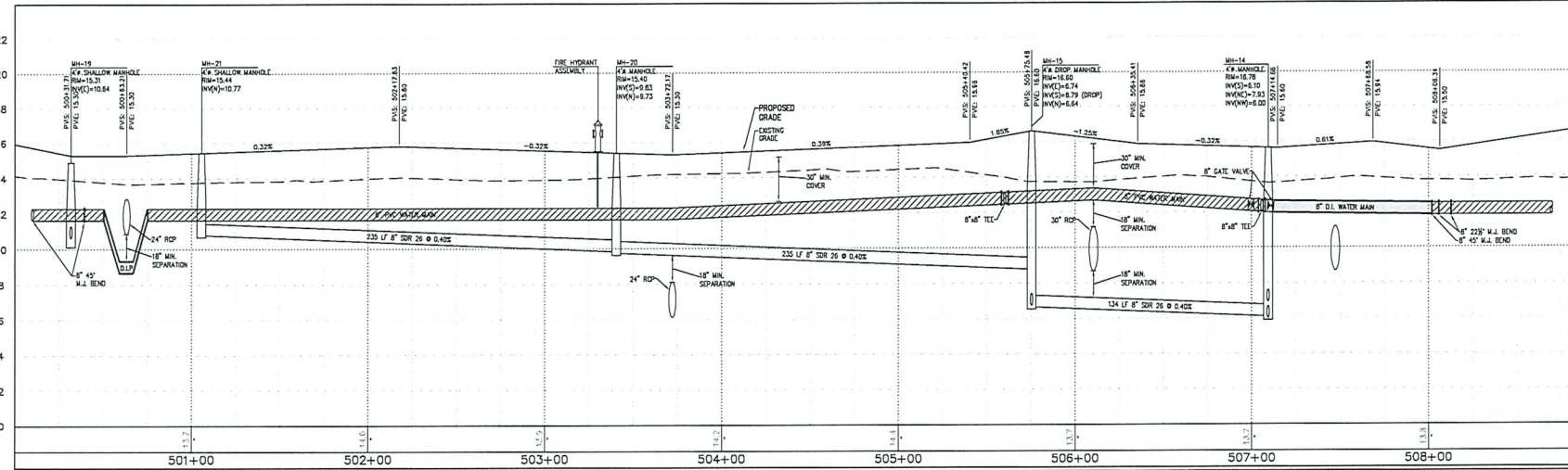


(SEE SHEET #17)

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(SEE SHEET #16)

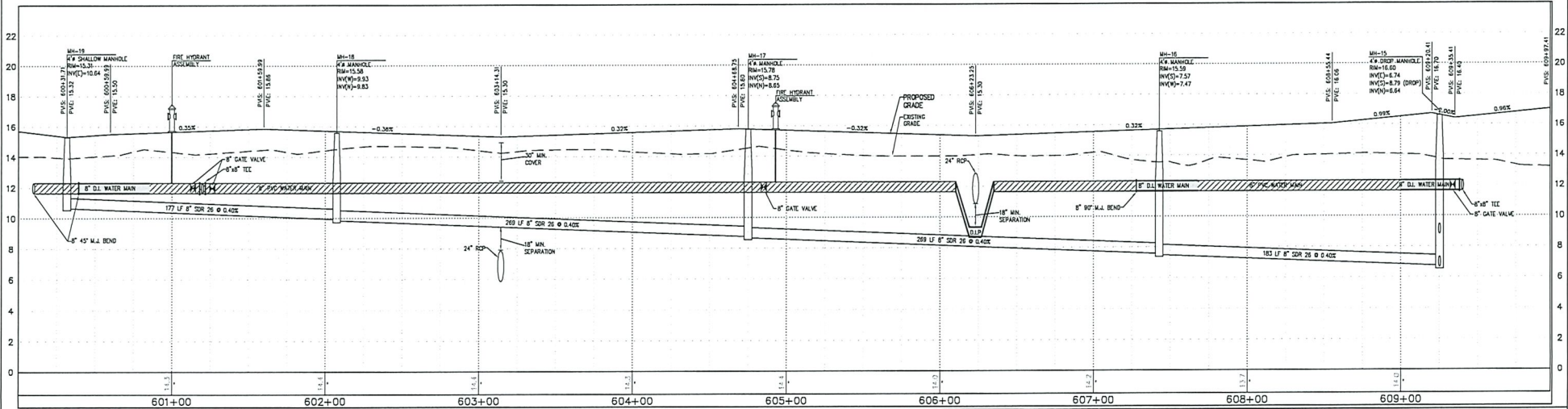
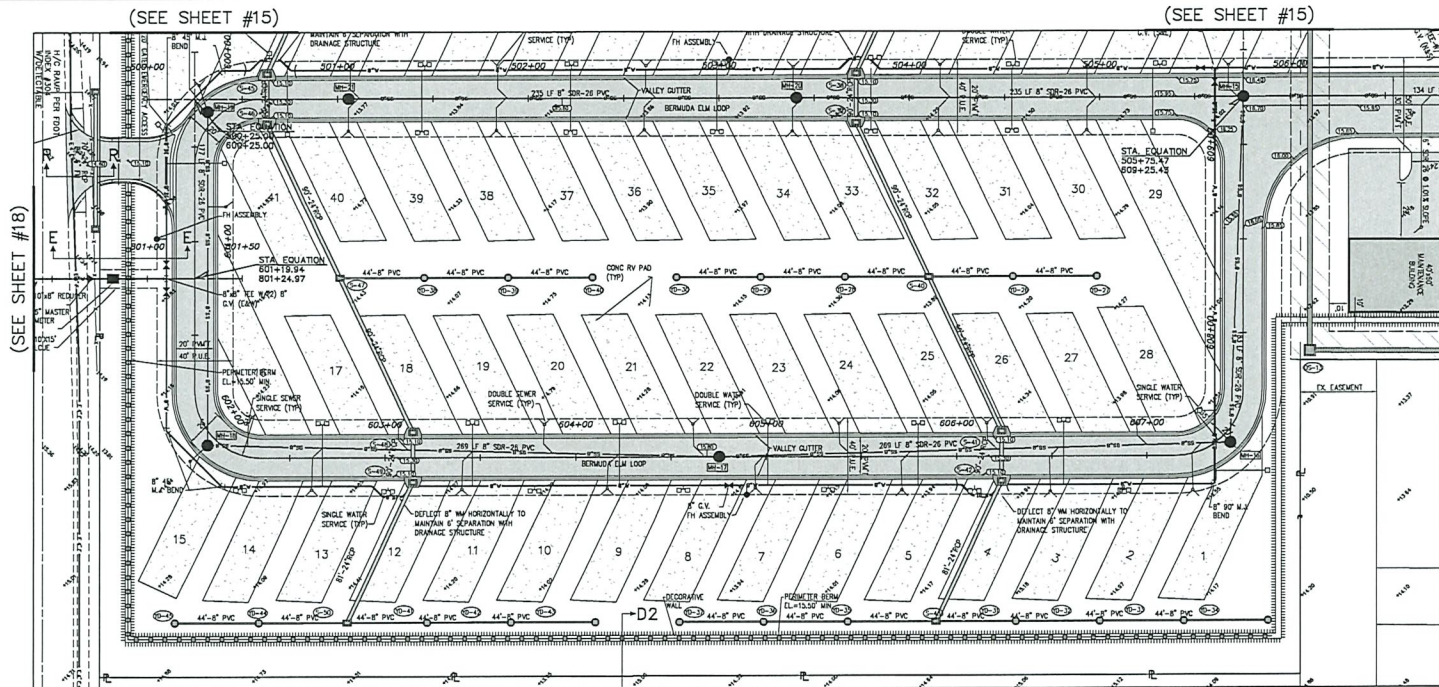


APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

PREPARED FOR:
EXIT 24, LLC
5270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 333-8317
FAX: (239) 693-0141

BANKS ENGINEERING
10311 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33908
PHONE: (239) 838-0400 FAX: (239) 838-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # AB 9600
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PLAN AND PROFILE BERMUDA LAKES RV RESORT LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
11/26/2014	2062NT	_P-P	SWM	EMH	SWM	1" = 30'	15		



APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

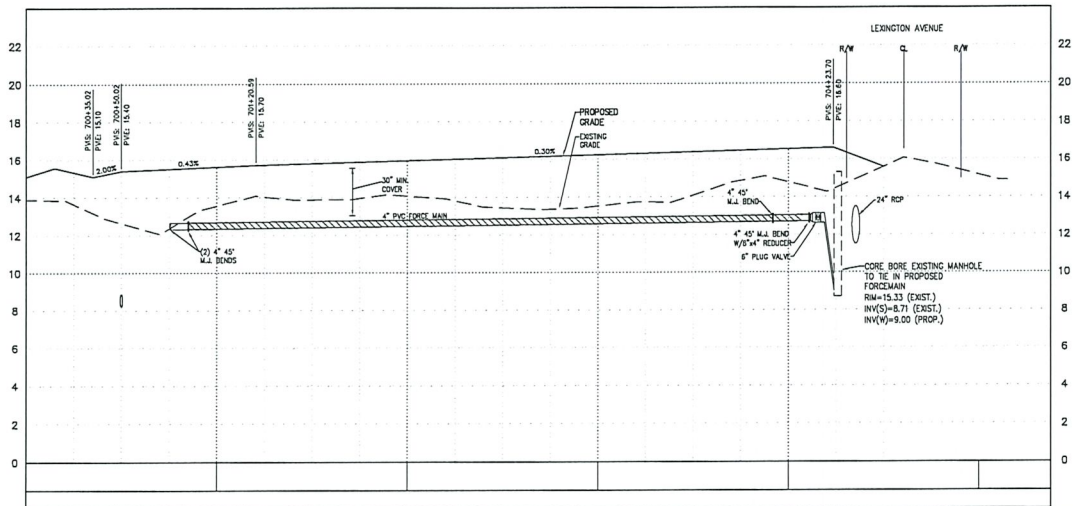
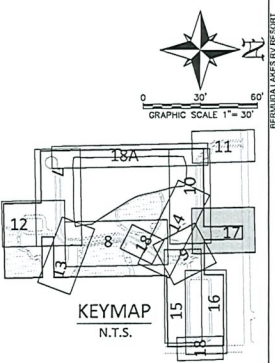
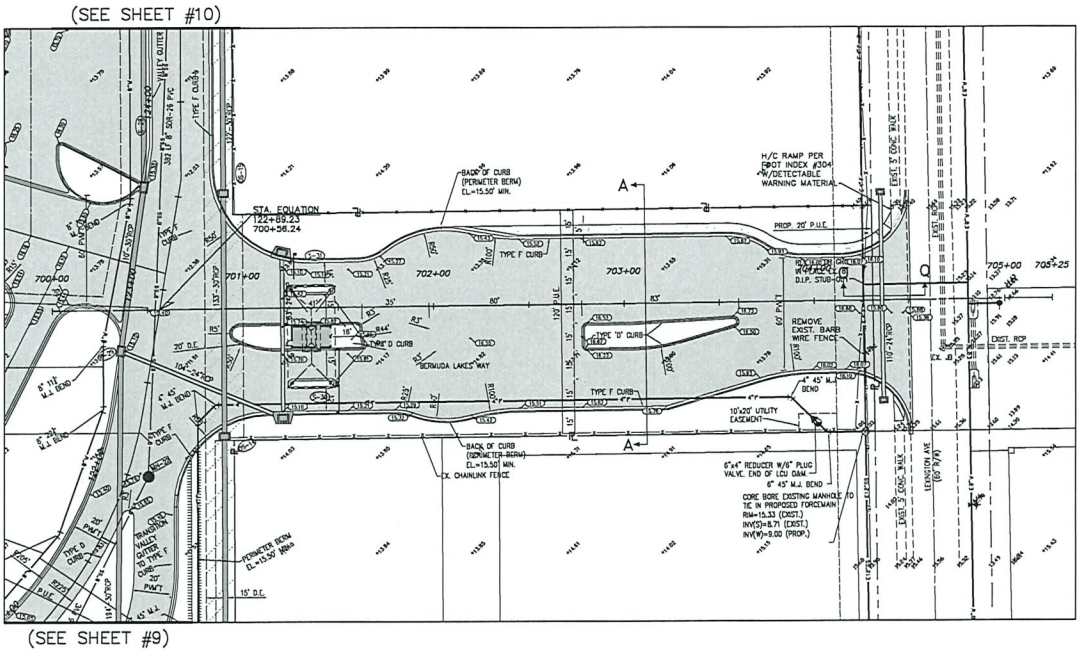
PREPARED FOR:
EXIT 24, LLC
3270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 533-8317
FAX: (239) 693-0141

BANKS ENGINEERING
10311 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33908
PHONE: (239) 838-1485 FAX: (239) 838-2533
ENGINEERING LICENSE # EB 6489
SURVEY LICENSE # 401959
WWW.BANKSENG.COM

DANIEL W. WARDHALL, P.E.
#48881

PLAN AND PROFILE
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2062NT	_P-P	SWM	EMH	SWM	1" = 30'	16



APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

NO.	DATE	REVISION DESCRIPTION	BY
1	7/23/2023	1" W	

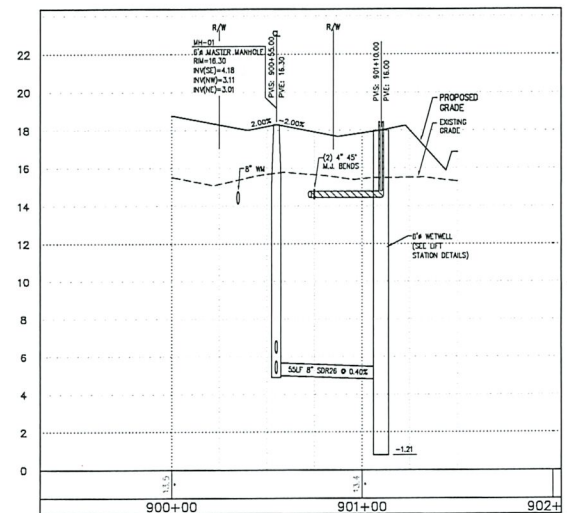
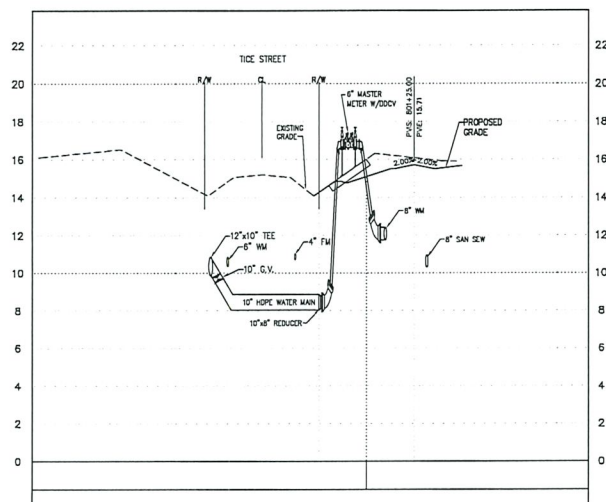
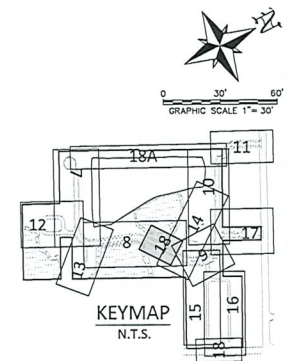
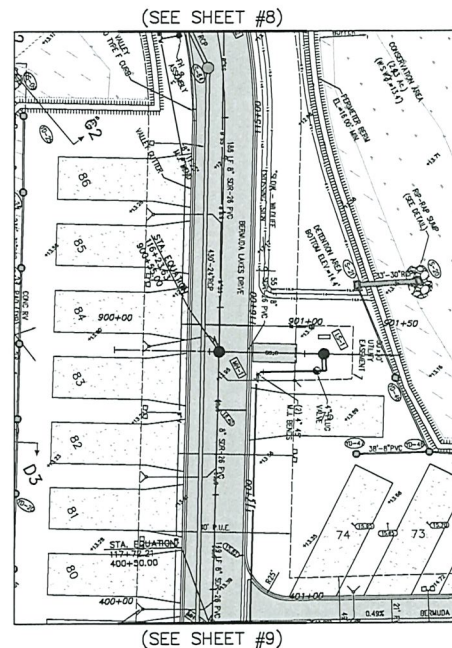
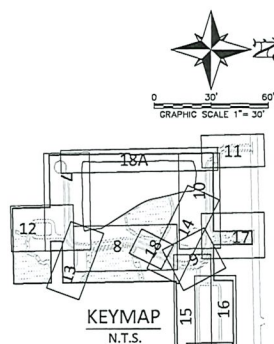
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10311 5th Mile Cypress Parkway
Fort Myers, Florida 33906
Phone: (239) 838-1400 Fax: (239) 838-2523
Engineering License # EB 6469
Survey License # 481992
www.bankseng.com

SAMUEL W. MARSHALL, P.E.
#48887

PLAN AND PROFILE
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2062NT	_P-P	SWM	EMH	SWM	1" = 30'	17



3	4/19/2016	ADDED FH ASSEMBLY PER LOU CONDITIONS OF 4/18/2016		FH
2	10/15/2015	REVISIONS PER LOU & GENCO		FH
1	7/15/2015	REVISIONS PER COUNTY COMMENTS OF 6/29/2015		FH
NO	DATE	REVISION DESCRIPTION		FH

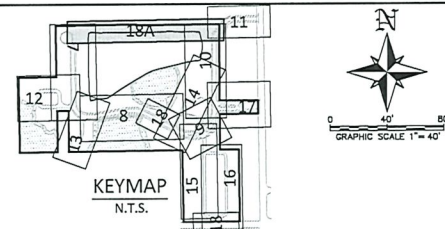
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10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33906
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKZEN.COM

SAMUEL W. MARSHALL, P.
#48881

PLAN AND PROFILE
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2062NT	P-P	SWM	EMH	SWM	1" = 30'	18

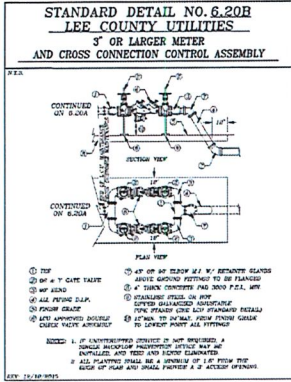
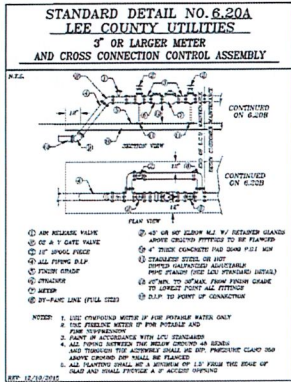
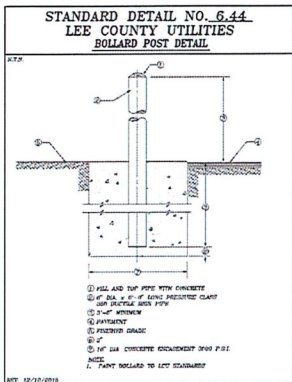
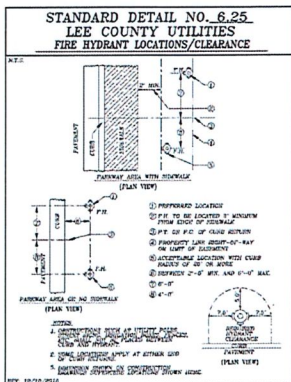
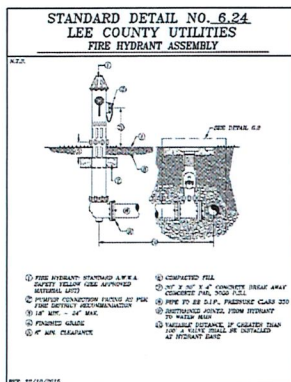
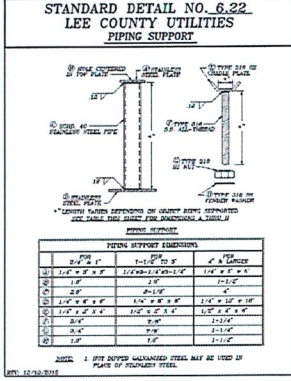
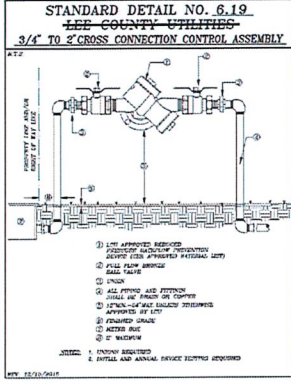
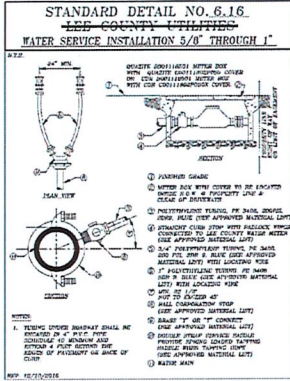
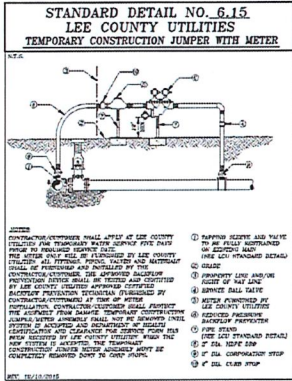
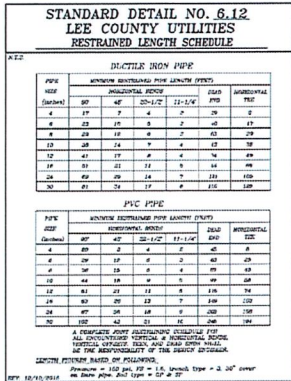
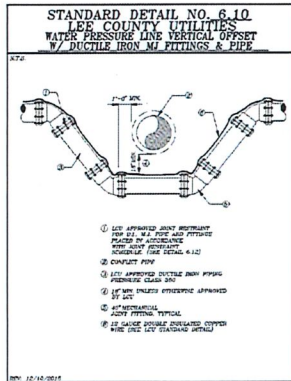
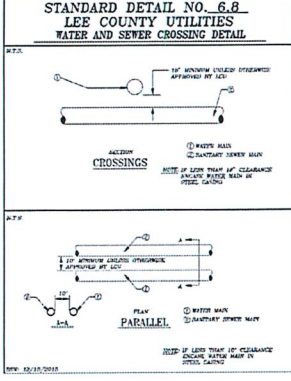
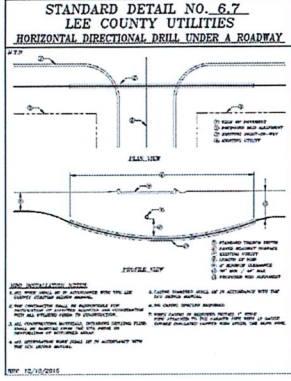
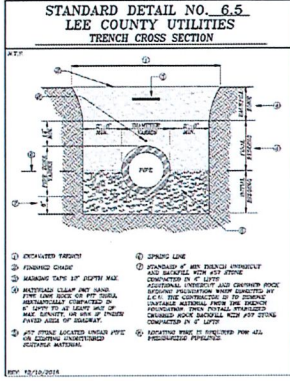
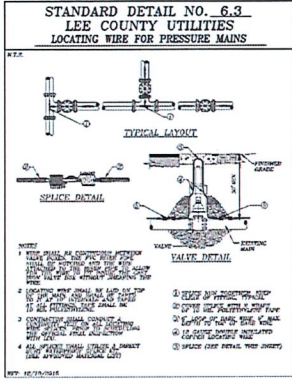
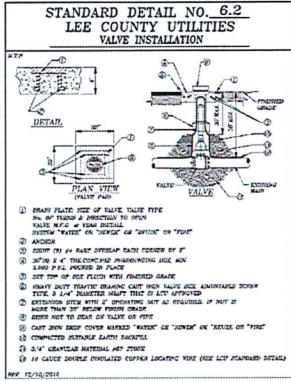
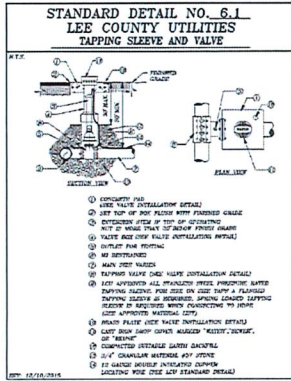


2	10/18/2015	REVISIONS FOR LCJ & SFYND		END
1	7/15/2015	REVISIONS FOR COUNTY COMMENTS OF 6/29/2015		END
NO.	DATE	REVISION DESCRIPTION		END

BANKS
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10211 386 MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33906
PHONE: (239) 936-3400 FAX: (239) 936-2523
ENGINEERING LICENSE # 031 6408
SURVEY LICENSE # LB 0090
WWW.BANKSINC.COM

SAMUEL W. MARSHALL, P.E. J45001	PLAN AND PROFILE BERMUDA LAKES RV RESORT LEE COUNTY, FLORIDA							
	DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
	11/26/2014	2062NT	P-P	SWM	EMH	SWM	1" = 30'	18A



APPROVED
DOS2014-00091 A01 AMENDMENT #1
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/25/2023

PROPOSED FOR:
EXIT 24, LLC
3270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 533-8317
FAX: (239) 693-0141

NO.	DATE	DESCRIPTION
1	4/25/2023	UPDATED COUNTY DETAILS PER CONDITIONS OF 4/25/2023

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Surveying License # 10,000
www.bankseng.com

15311 SE MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33908
PHONE: (239) 438-5344 FAX: (239) 438-5322
DOWNGRADING LICENSE # 10,000
SURVEY LICENSE # 10,000
www.bankseng.com

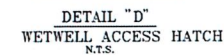
CAMUEL M. MARSHALL, P.E.
#40887

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	20B2NT	_MCP	SWM	ENH	SWM	1" = 100'	21

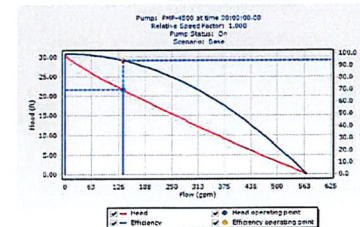


NOTES:
CONTRACTOR TO SET PUMPS
AND ACCESS COVER TO ENSURE
ACCURATE ALIGNMENT OF
GUIDE RAILS.

CONDUIT FOR PUMP POWER
CABLES & FLOAT SWITCH CABLES.
PLACEMENT IS TO BE DETERMINED
BY LOCATION OF CONTROL PANEL.

[illegible]

PUMP CURVE



**LEE COUNTY UTILITIES
ENGINEERING**
1600 Monroe St., Fort Myers, Florida 33601
(813) 938-2200

STANDARD DETAIL NO. 6.42
PUMP STATION DETAIL
USING ABOVE GROUND
DISCHARGE PIPING

1 of 2

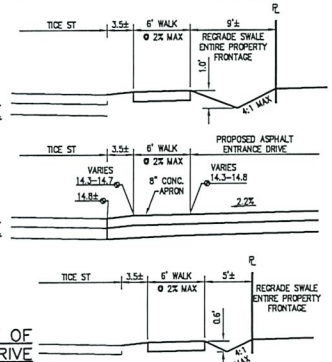
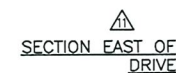
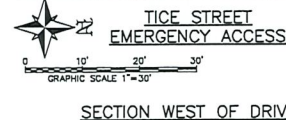
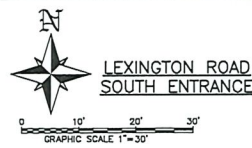
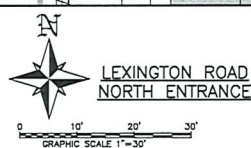
PREPARED FOR:

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10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33906
PHONE: (239) 939-5490 FAX: (239) 939-2522
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6890
WWW.BANKSTEN.COM

LIFT STATION DETAILS
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

P.E.	DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
	11/26/2014	2062NT	AERIAL	SWM	EMH	SWM	1" = 150'	23



11	3/27/2021	REVISED PER LOG		62
7	7/29/2021	REVISED PER COUNTY COMMENTS OF 4/5/2021		63
2	7/15/2015	REVISED PER COUNTY COMMENTS OF 6/29/2015		64
1	1/8/2015	REVISED PER COUNTY COMMENTS OF 1/8/2015		65
5		1/20/2015/2015/2015		66

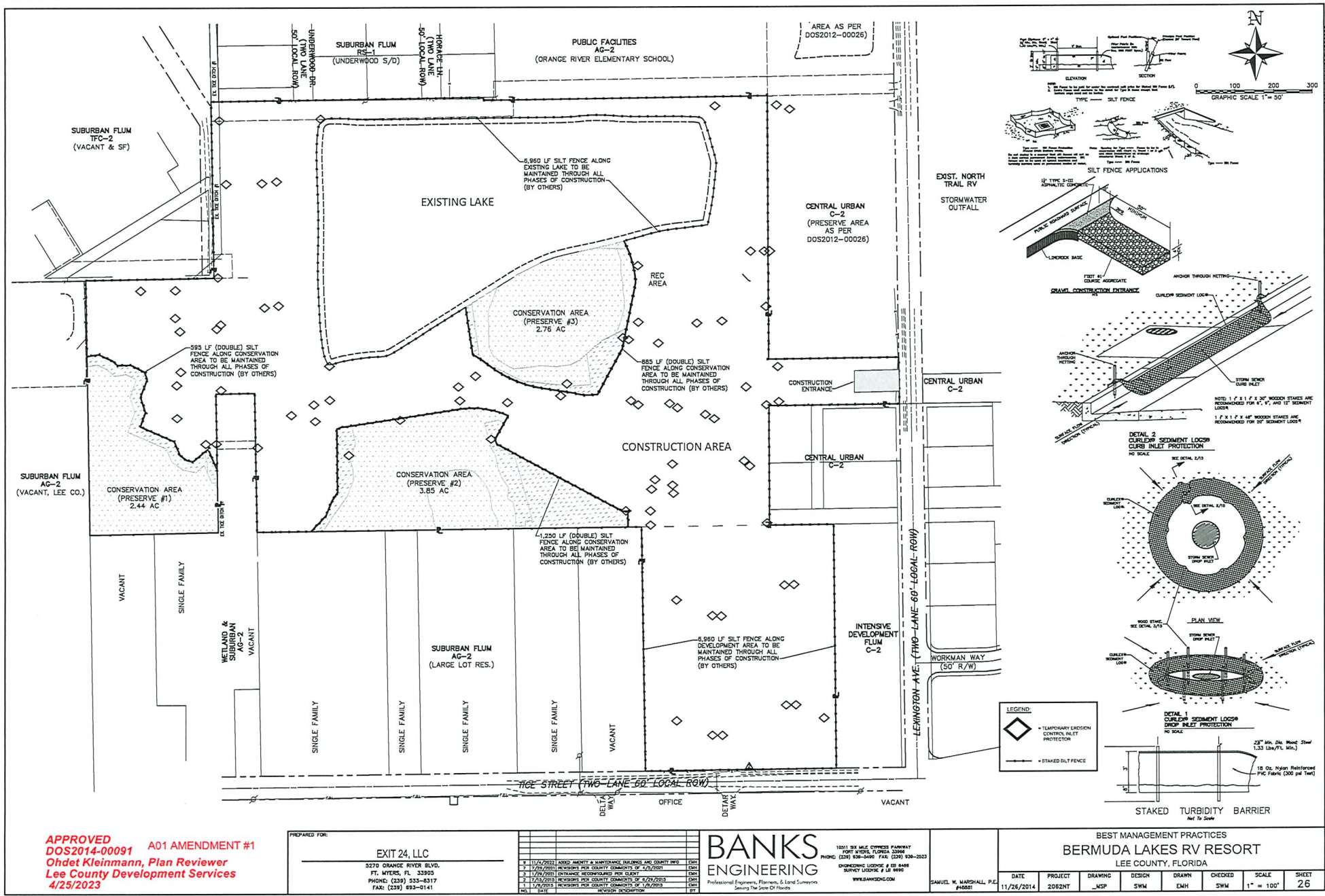
10011 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33906
PHONE: (239) 936-5490 FAX: (239) 936-2523
ENGINEERING LICENSE # EE 6408
SURVEY LICENSE # LS 0690
WWW.BANKSONG.COM

000

SAMUEL W. MARG
#48881

RIGHT OF WAY IMPROVEMENTS
BERMUDA LAKES RV RESORT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2052NT	OFFSITE	SWM	EMH	SWM	1" = 100'	25



PREPARED FOR:
EXIT 24, LLC
3270 ORANGE RIVER BLVD.
FT. MYERS, FL 33905
PHONE: (239) 333-0317
FAX: (239) 893-0141

NO.	DATE	DESCRIPTION	BY
1	11/24/2021	ADDED AMENDMENT & MAINTENANCE BUILDING AND DRIVEWAY INFO	CHB
2	1/25/2022	REVISIONS FOR COUNTY SUBMITTALS OF 1/25/2022	CHB
3	1/25/2022	ORTHOGONAL RECOMMENDATIONS FOR CLARITY	CHB
4	1/25/2022	REVISIONS FOR COUNTY SUBMITTALS OF 1/25/2022	CHB
5	1/25/2022	REVISIONS FOR COUNTY SUBMITTALS OF 1/25/2022	CHB

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10511 SW 5th STREET, SUITE 200
FORT MYERS, FL 33907
PHONE: (239) 333-0317 FAX: (239) 893-0141
WWW.BANKSENG.COM

DANIEL W. HARRISON, P.E.
#40081

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2002NT	_NSP	SWM	EMH	SWM	1" = 100'	26

ATTACHMENT G

Danley Jr, Dirk

From: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Sent: Thursday, August 10, 2023 9:14 AM
To: Danley Jr, Dirk
Subject: RE: Additional Info Submitted for SEZ2022-00017/Bermuda Lakes RV Resort RVPD

I apologize. We have no further comments.

From: Danley Jr, Dirk <DDanleyJr@leegov.com>
Sent: Wednesday, August 9, 2023 3:04 PM
To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Subject: RE: Additional Info Submitted for SEZ2022-00017/Bermuda Lakes RV Resort RVPD

NOTICE: This message originated from outside the District's network.

Hey Jacqueline, I am finishing up this report, and they are actually proposing COP within 500 feet (from the property line), but it is only for an amenity area. I have attached a site plan so you can review, but I am not sure if the school district will have an issue.



Dirk Danley Jr, AICP | Principal Planner

Department of Community Development

1500 Monroe Street, Fort Myers, FL 33901

office: (239) 533-8317

email: ddanley2@leegov.com

web: www.leegov.com

Connect With Us On Social Media



From: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Sent: Friday, May 26, 2023 9:21 AM
To: Danley Jr, Dirk <DDanleyJr@leegov.com>
Subject: RE: Additional Info Submitted for SEZ2022-00017/Bermuda Lakes RV Resort RVPD

Good Afternoon,

The School District has no comment SEZ2022-00017/ Bermuda Lakes RV Resort RVPD. The applicant is not proposing additional dwelling units nor are they proposing COP within 500' of school.

Please do not hesitate to reach out should you have any questions

Jacqueline Heredia

District Planning Specialist

2855 Colonial Blvd, Fort Myers, FL 33966

o: 239-335-1494

JacquelineHE@leeschools.net

www.leeschools.net

THE SCHOOL DISTRICT OF LEE COUNTY

PERSONAL | PASSIONATE | PROGRESSIVE



From: Toussaint, Tracy <TToussaint@leegov.com>

Sent: Wednesday, May 24, 2023 3:20 PM

To: Abes, Benjamin <Benjamin.Abes@leegov.com>; Alam, Md Rakibul <MAlam@leegov.com>; Beals, Nathan <NBeals@leegov.com>; Butt, Farhan <FButt@leegov.com>; David F. Hoel <Hoel@lcmcd.org>; DeFilippo, Nicholas <NDeFilippo@leegov.com>; ext-Development Review (flylcpa.com) <developmentreview@flylcpa.com>; Dunn, Brandon <BDunn@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Gillogly, Phil <PGillogly@leegov.com>; Holdaway, Britton <BHoldaway@leegov.com>; Heredia, Jacqueline <JacquelineHe@LeeSchools.net>; Lamey, Jason <JLamey@leegov.com>; Lee Tran Review <LeeTranReview@leegov.com>; Lighthall, Justin <JLighthall@leegov.com>; Regnaert, Armand <ARegnaert@leegov.com>; Roberts, Brian <BRoberts@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Sarracino, Joseph <JSarracino@leegov.com>; Siverson, Camryn <CSiverson@leegov.com>; Solid Waste Division Website <SolidWaste@leegov.com>; Sulzer, Jessica <JSulzer@leegov.com>; Sweigert, Rebecca <RSweigert@leegov.com>; Talmage, John <JTalmage@leegov.com>; Tapfumaneyi, Sandra <STapfumaneyi@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Wu, Lili <LWu@leegov.com>

Subject: Additional Info Submitted for SEZ2022-00017/Bermuda Lakes RV Resort RVPD

NOTICE: This message originated from outside the District's network.

LEE COUNTY ZONING SECTION REVIEW
submittal is available for review in ePlan

*****ePlan users: Please note this**

DATE: May 24, 2023

Case Number: SEZ2022-00017

Case Name: Bermuda Lakes RV Resort RVPD

Planner: Dirk Danley Jr.

REVIEWERS – Please review and E-mail your comments to Dirk Danley Jr. DDanley2@leegov.com no later than: **June 13, 2023.*

This submittal is attached above.

Tracy Toussaint
Administrative Specialist
Lee County DCD - Administration
Ttousaint@leegov.com
(239) 533-8949 - Phone
(239) 485-8344 - Fax

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



LEGEND:

 OUTDOOR COP

 DRIVING DISTANCE TO SCHOOL

PARKING REQUIRED:
 31 SPACES INCLUDING 2 H/C SPACES
 (3.5 SPACE / 1,000 SF)
 8,992 SF x (3.5 SPACES / 1,000 SF)
 1 H/C SPACE PER 25 SPACES = 2 H/C
PARKING PROVIDED:
 34 SPACES INCLUDING 2 H/C SPACES

[illegible]

SAMUEL W. MARSHALL, P.
#48881

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/26/2014	2062NT	_MSP	SWM	EMH	SWM	1" = 100'	03

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

DATE:	4-26-2022
TITLE:	FLOOR PLAN

10/10/2010

CODE ANALYSIS - BUILDING STATISTICS.

LEGEND	
WALL TYPE	
	NEW CMU WALL
	NEW METAL STUD FRAMED WALL
FIRE EXTINGUISHER LEGEND	
	SURFACE MTD. FIRE EXTINGUISHER CABINET 5 L.B. ABC TYPE (3A, 10BC)
LIFE SAFETY	
	INDICATES ASSEMBLY OCCUPANCY (UNICONCENTRATED)
	INDICATES EXERCISE ROOM OCCUPANCY
	INDICATES KITCHEN COMM. OCCUPANCY
	INDICATES ANCILLARY STORAGE OCCUPANCY
	PROVIDED OCCUPANT LOAD
	ALLOWABLE OCCUPANT LOAD
	EMERGENCY LIGHT / BATT. BACKED UP
	WALL MOUNTED EXIT SIGN
	CEILING MOUNTED EXIT SIGN
	PATH OF TRAVEL

[illegible]

CONTRUCTION DOCUMENTS OF
BERMUDA LAKES RV RESORT - CLUBHOUSE

51 BERMUDA LAKES DRIVE
FORT MYERS, FL 33905

PDS ARCHITECTURE INC.



DATE:	4-26-2022
TITLE:	SITE PLAN

SHEET NO.

AS

