



**LEE COUNTY**  
SOUTHWEST FLORIDA  
BOARD OF COUNTY COMMISSIONERS

February 13, 2015

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Mr. Matthew Noble  
A Noble Plan, LLC  
1842 Seafan Circle  
North Fort Myers, FL 33903

Re: Corkscrew Farms  
CPA2015-00001  
Text/Map Amendment Application

Dear Mr. Matthew Noble:

Staff has reviewed the application, dated January 12, 2015, for the comprehensive plan amendment application CPA2015-00001. Planning staff finds that the mentioned submittal is insufficient and further information is needed.

**ENVIRONMENTAL COMMENTS:**

1. Please provide greater detail on proposed ecological creation/restoration criteria of the Restoration Strategy. This is referenced in several places of the submittal document; however, specifics on the proposed restoration strategy is lacking.
2. Please provide detail on how the site will be restored to improve wildlife habitat (i.e. foraging, nesting, movement, etc.) and wildlife utilization for the species documented or with potential to use the site (i.e. wood storks and other wading birds, burrowing owls, Caracara, panthers, bears, fox squirrel, bonneted bat etc)?
3. Please obtain historic and current panther telemetry data from FWCC and provide a map depicting locations of the data on and adjacent to the project site.
4. The submittal documents reference increased water storage on the proposed project. This is referenced in Environmental Impacts Plan Amendment Analysis prepared by Kevin Erwin on 1/11/15 page 2 (page 90 of the complete document) as well as in the Lee Plan Analysis. Particularly on page 177 of the complete document, in the Lee Plan analysis statements regarding enhanced hydrology to public conservation lands. However, it is not clear how this will be accomplished and what affect this additional storage of water may have on adjacent existing upland areas. Please address what affects the increased water or change in water pattern will have to the adjacent conservation lands.

**NATURAL RESOURCES COMMENTS:**

1. The Storm water runoff must be directed to specifically designed and designated storm water treatment areas; it must not be directly diverted or placed into the proposed lakes.
2. The applicant shall not discharge storm water from the development into the County's MS4 system unless specifically authorized by the Division of Natural Resources.

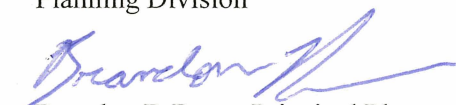
3. Will the applicant be proposing the use of the onsite lakes for boat traffic?
4. Were there any investigations conducted to check the presence of chemical or other forms of contaminants onsite that may have potential for leaching into groundwater or surface water runoff?
5. There is a proposal of use of onsite surficial aquifer wells as an irrigation source, Will this entail a centralized irrigation system for everyone's use or numerous withdrawals for the lakes?
6. How will the applicant propose to meet or exceed requirements of the wellfield protection zones which this project falls within?
7. Will the applicant be proposing dewatering onsite?
8. A lake management plan shall be submitted for review and approval by the Division of Natural Resources. Among other issues, the plan shall address the following issues:
  - Best management practices for fertilizers and pesticides,
  - Erosion control and bank stabilization including any proposed boat slips,
  - Lake maintenance requirements,
  - Water Quality Monitoring Plan which will document the specifics of the surface water and groundwater monitoring networks,
  - Wellfield protection

**MISCELLANEOUS:**

1. Please address the comments in the attached January 19, 2015 letter to Mr. Noble from Estero Fire Rescue.
2. Staff is available to discuss the comments contained in this letter or to address other questions you may have.

If I can be of any assistance or if you have any questions, please do not hesitate to call me at (239) 533-8585.

Sincerely,  
Department of Community Development  
Planning Division

  
Brandon D Dunn, Principal Planner

Cc: Planning file: CPA2015-00001



## Estero Fire Rescue

21500 Three Oaks Parkway  
Estero, Florida 33928  
(239) 390.8000  
(239) 390.8020 (Fax)  
[www.esterofire.org](http://www.esterofire.org)

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January 19, 2015

Matt Noble  
ANobleplan, LLC  
1842 Seafan Circle  
North Fort Myers, Florida 33903

Re: Comprehensive Plan Amendment Corkscrew Farms

Mr. Noble,

This letter is to inform you that Estero Fire Rescue has received the Comprehensive Plan Amendment for Corkscrew Farms.

Based on the fact that this project will increase the population served by EFR by more than one percent, Estero Fire Rescue will require the completion of a fire department service delivery concurrency evaluation as outlines in the Florida Fire Prevention Code. A copy the relevant code sections have been attached for your review.

A copy of this letter will be forwarded to Lee County Community Development Services.

Please feel free to contact me in regards to this evaluation and the related code that outline the procedure. I am available at 239-390-8000 Or 239-405-3628.

I look forward to hearing from you in regards to this matter.

Respectfully,

Phillip Green  
Division Chief of Prevention

**14.14.6.2\* Size and Location of Directional Indicator.**

**14.14.6.2.1** Directional indicators, unless otherwise provided in 14.14.6.2.2, shall comply with the following:

- (1) The directional indicator shall be located outside of the EXIT legend, not less than  $\frac{3}{8}$  in. (9.5 mm) from any letter.
- (2) The directional indicator shall be of a chevron type, as shown in Figure 14.14.6.2.1.
- (3) The directional indicator shall be identifiable as a directional indicator at a distance of 40 ft (12 m).
- (4) A directional indicator larger than the minimum established for compliance with 14.14.6.2.1(3) shall be proportionately increased in height, width, and stroke.
- (5) The directional indicator shall be located at the end of the sign for the direction indicated. [101:7.10.6.2.1]



**FIGURE 14.14.6.2.1** Chevron-Type Indicator. [101:Figure 7.10.6.2.1]

**14.14.6.2.2** The requirements of 14.14.6.2.1 shall not apply to approved existing signs. [101:7.10.6.2.2]

**14.14.6.3\* Level of Illumination.** Externally illuminated signs shall be illuminated by not less than 5 ft-candles (54 lux) at the illuminated surface and shall have a contrast ratio of not less than 0.5. [101:7.10.6.3]

**14.14.7 Internally Illuminated Signs.**

**14.14.7.1 Listing.** Internally illuminated signs shall be listed in accordance with ANSI/UL 924, *Standard for Emergency Lighting and Power Equipment*, unless they meet one of the following criteria:

- (1) They are approved existing signs.
- (2) They are existing signs having the required wording in legible letters not less than 4 in. (100 mm) high.
- (3) They are signs that are in accordance with 14.14.1.3 and 14.14.1.6. [101:7.10.7.1]

**14.14.7.2\* Photoluminescent Signs.** The face of a photoluminescent sign shall be continually illuminated while the building is occupied. The illumination levels on the face of the photoluminescent sign shall be in accordance with its listing. The charging illumination shall be a reliable light source as determined by the AHJ. The charging light source shall be of a type specified in the product markings. [101:7.10.7.2]

**14.14.8 Special Signs.****14.14.8.1 Sign Illumination.**

**14.14.8.1.1** Where required by other provisions of this *Code*, special signs shall be illuminated in accordance with 14.14.5, 14.14.6.3, and 14.14.7. [101:7.10.8.1.1]

**14.14.8.1.2** Where emergency lighting facilities are required by the applicable provisions of Chapters 11 through 43 of NFPA 101,

the required illumination of special signs shall additionally be provided under emergency lighting conditions. [101:7.10.8.1.2]

**14.14.8.2 Characters.** Special signs, where required by other provisions of this *Code*, shall comply with the visual character requirements of ICC/ANSI A117.1, *American National Standard for Accessible and Usable Buildings and Facilities*. [101:7.10.8.2]

**14.14.8.3\* No Exit.**

**14.14.8.3.1** Any door, passage, or stairway that is neither an exit nor a way of exit access and that is located or arranged so that it is likely to be mistaken for an exit shall be identified by a sign that reads as follows:

NO  
EXIT

[101:7.10.8.3.1]

**14.14.8.3.2** The NO EXIT sign shall have the word NO in letters 2 in. (51 mm) high, with a stroke width of  $\frac{3}{8}$  in. (9.5 mm), and the word EXIT in letters 1 in. (25 mm) high, with the word EXIT below the word NO, unless such sign is an approved existing sign. [101:7.10.8.3.2]

**14.15 Secondary Means of Escape.**

**14.15.1** Secondary means of escape shall comply with NFPA 101.

**14.15.2** Where approved on secondary means of escape, security bars, grates, grilles, or similar devices shall be equipped with approved release mechanisms that are releasable from the inside without the use of a tool, a key, special knowledge, or force greater than that which it takes for normal operation of the door or window.

## Chapter 15 Fire Department Service Delivery Concurrency Evaluation

**15.1 Application.**

**15.1.1** The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire department service delivery concurrency evaluation.

**15.1.1.1** Proposed developments that would increase the fire department's service population by less than 1 percent or increase the fire department's total protected building square footage by less than 1 percent shall not be subject to a fire department service delivery concurrency evaluation.

**15.2 Level of Service Objectives.**

**15.2.1** The fire department shall provide the developer with the current level of service standards for fire protection, emergency medical, prevention, and other operational services provided by the fire department.

**15.2.2** The level of service for the proposed development shall not be less than the fire department's current level of service for fire protection, emergency medical, prevention, and other operational services.

**15.2.2.1** The AHJ shall be permitted to approve a reduced level of service for the proposed development if a service mitigation plan has been adopted by the jurisdiction.

**15.3 Evaluator Qualifications.** The fire department service delivery concurrency evaluation shall be prepared by a person with qualifications acceptable to the AHJ.

**15.4 Fire Department Service Delivery Concurrency Evaluation Documentation.**

**15.4.1** The fire department service delivery concurrency evaluation shall include, but not be limited to, the following:

- (1) The current level of service for fire protection, emergency medical, and prevention services
- (2) The post-development level of service for fire protection, emergency medical, and prevention services
- (3) Mitigation recommendations if the level of service in the post-development condition falls below the current level of service
- (4) Short- and long-term funding sources for implementation of the mitigation recommendations

**15.4.2** The fire department service delivery concurrency evaluation shall be provided in a format approved by the AHJ.

**15.4.3** The fire department service delivery concurrency evaluation shall utilize data sources and standards approved by the AHJ.

**15.5 Independent Review.** The AHJ shall be permitted to require an approved, independent third-party evaluation of the fire department service delivery concurrency evaluation at the expense of the developer.

**15.6 Approval.**

**15.6.1** The AHJ shall make the final determination as to whether the level of service objectives have been met for the proposed development and, if applicable, the mitigation strategies are funded and appropriate.

**15.6.2** If a fire department service delivery concurrency evaluation is required by the AHJ, development shall not proceed until the report has been accepted by the AHJ.

## Chapter 16 Safeguarding Construction, Alteration, and Demolition Operations

**16.1 General Requirements.**

**16.1.1** Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 241, *Standard for Safeguarding Construction, Alteration, and Demolition Operations*, and this chapter.

**16.1.2** A fire protection plan shall be established where required by the AHJ.

**16.1.3\*** In buildings under construction, adequate escape facilities shall be maintained at all times for the use of construction workers. Escape facilities shall consist of doors, walkways, stairs, ramps, fire escapes, ladders, or other approved means or devices arranged in accordance with the general principles of Chapter 14 and NFPA 101, *Life Safety Code*, insofar as they can reasonably be applied to buildings under construction. [101:4.6.10.2]

**16.1.4** Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction.

**16.1.5** Permanent fire department access road markings shall not be required until the building is complete or occupied for use.

**16.2 Processes and Hazards.**

**16.2.1 Temporary Heating Equipment.**

**16.2.1.1** Temporary heating equipment shall be listed and shall be installed, used, and maintained in accordance with the manufacturer's instructions. [241:5.2.1]

**16.2.1.2** Chimney or vent connectors, where required from direct-fired heaters, shall be maintained at least 18 in. (460 mm) from combustibles and shall be installed in accordance with NFPA 211, *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances*. [241:5.2.2]

**16.2.1.3** Oil-fired heaters shall comply in design and installation features with Section 11.5. [241:5.2.3]

**16.2.1.4** Fuel supplies for liquefied petroleum gas-fired heaters shall comply with NFPA 54, *National Fuel Gas Code*, and Chapter 69. [241:5.2.4]

**16.2.1.5\*** Refueling operations shall be conducted in an approved manner. [241:5.2.5]

**16.2.1.6** Heating devices shall be situated so that they are secured. [241:5.2.6]

**16.2.1.7** Heating devices shall be installed in accordance with their listing, including clearance to combustible material, equipment, or construction. [241:5.2.7]

**16.2.1.8\*** Temporary heating equipment, where utilized, shall be monitored for safe operation and maintained by properly trained personnel. [241:5.2.8]

**16.2.2 Waste Disposal.**

**16.2.2.1\*** Accumulations of combustible waste material, dust, and debris shall be removed from the structure and its immediate vicinity at the end of each work shift or more frequently as necessary for safe operations. [241:5.4.1]

**16.2.2.2** Rubbish shall not be burned on the premises without first obtaining a permit from the AHJ. (See Section 10.11.) [241:5.4.2]

**16.2.2.3** Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container. [241:5.4.3]

**16.2.2.4** Trash chutes, where provided, shall comply with 16.2.2.4.1 through 16.2.2.4.6. [241:5.4.4]

**16.2.2.4.1\*** A trash chute safety plan shall be submitted to and approved by the AHJ. [241:5.4.4.1]

**16.2.2.4.2** Trash chutes used on the exterior of a building shall be of noncombustible construction, or protected in accordance with 16.2.2.4.3 through 16.2.2.4.6 if of combustible construction. [241:5.4.4.2]

**16.2.2.4.3\*** The interior of combustible trash chutes shall be provided with not less than one temporary automatic sprinkler within a recess near the top of the chute. [241:5.4.4.3]

**16.2.2.4.4** The temporary sprinkler required by 16.2.2.4.3 shall be protected by the recess as well as a listed sprinkler guard. [241:5.4.4.4]

**16.2.2.4.5** The temporary sprinkler required by 16.2.2.4.3 shall be connected to any available water supply with a listed fire hose, or a flexible, commercial rubber hose, with a diameter of not less than ¾ in. (19 mm) and a listed flexible connector. [241:5.4.4.5]