

John E. Manning
District One

September 28, 2020

Cecil L. Pendergrass
District Two

Fred Drovdlc, AICP
Waldrop Engineering, P.A.
1514 Broadway, Suite 201
Fort Myers, FL 33901

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

**RE: Request for Letter of Availability
Fort Myers Brewery MPD – Small-Scale Comprehensive Plan Amendment**

Roger Desjarlais
County Manager

Dear Mr. Drovdlc,

Richard Wesch
County Attorney

LeeTran has reviewed your request for service availability in regards to a proposed Small-scale Comprehensive Plan Amendment application, on the referenced subject area located approximately on the northeast and northwest corners of Daniels Parkway and Commerce Lakes Drive in the Gateway community in Lee County. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

Donna Marie Collins
County Hearing Examiner

- Subject area is not within one-quarter mile of a fixed-route corridor
- Closest fixed-route corridor is the route 50 along Daniels Pkwy going westbound
- The 2016 TDP does not identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because pedestrian access from subject parcels to closest stop is greater than one-quarter mile.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

Attached is a map of our route serves in relation to the subject parcels. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or jpunte@leegov.com.

Sincerely,

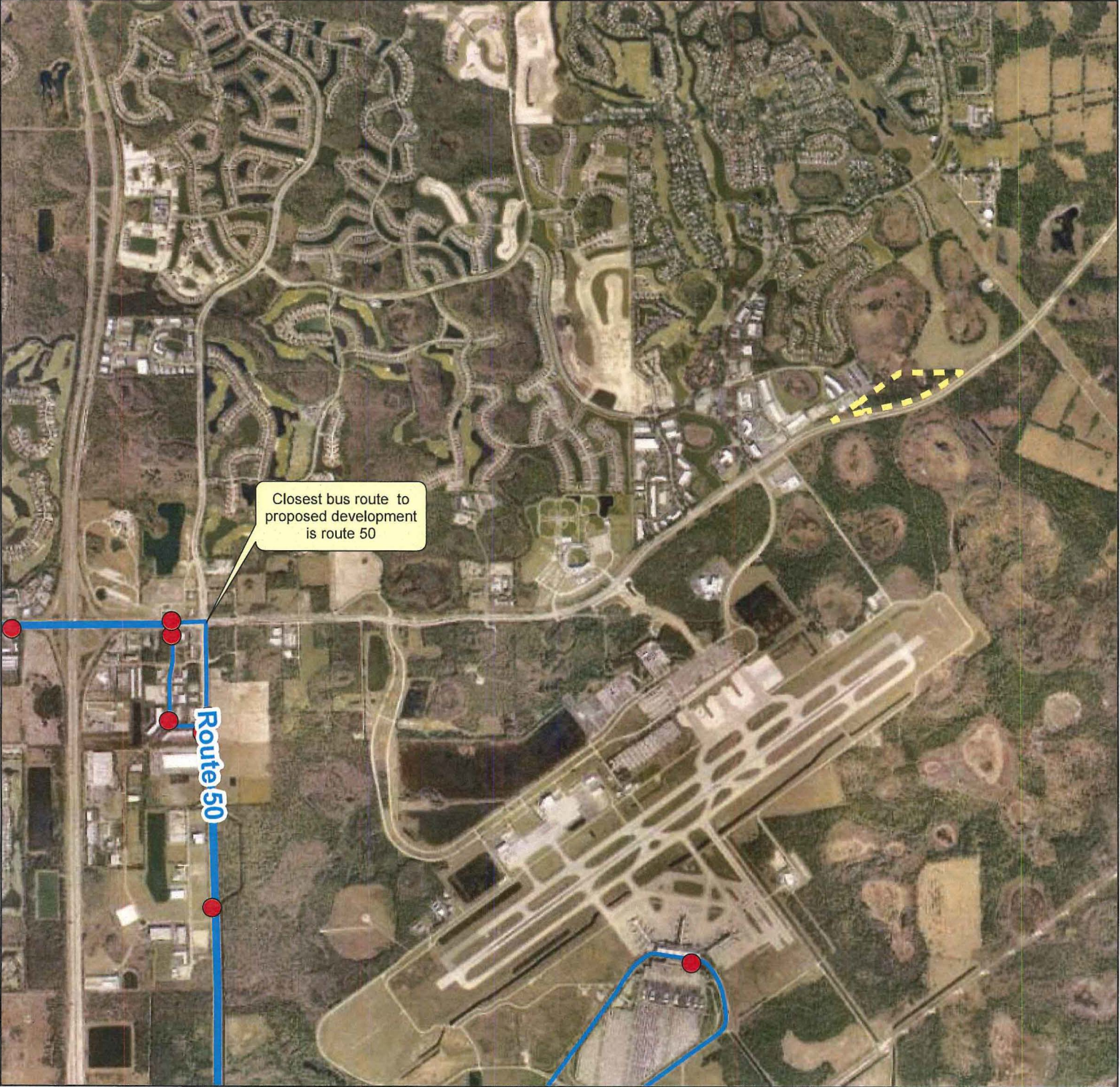
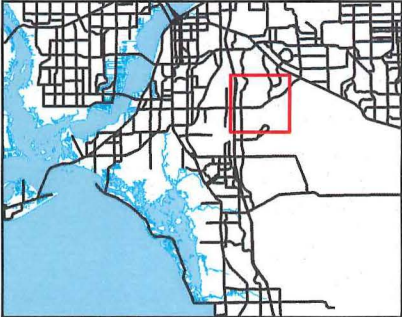
Jorge J. Puente

Jorge J Puente, Transit Service Planner
Lee County Transit

Development Review

LOSA
Proposed
Development
FMBC CPA

- Bus Stops
- Bus Routes
- ▨ Development Review



Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

October 2, 2020

Fred Drovdljic
Waldrop Engineering
1514 Broadway Suite 201
Bonita Springs, Florida 33901

Mr. Drovdljic,

The requested Small-Scale Comprehensive Plan Amendment for 22.14 +/- acres located on the northeast and northwest corners of Daniels Parkway and Commerce Lakes Drive in the Gateway community in unincorporated Lee County does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Therefore, we have no objections to amending the property's Future Land Use Designation from Airport and Wetlands to New Community, which would allow for the option to develop 50 multi-family dwelling units and up to 80,000 square feet of commercial, retail and industrial uses in the pending Fort Myers Brewery Mixed-Use Planned Development.

This agency will provide law enforcement services from our Central District substation in Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 258-3287 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in black ink that reads "Rich Snyder" followed by the number "86-043".

Rich Snyder
Major, Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

October 30, 2020

Fred Drovdlc, AICP
Waldrop Engineering
1514 Broadway #201
Fort Myers, Florida 33901

Re: Letter of Service Availability

Mr. Drovdlc,

I am in receipt of your letter requesting a Letter of Service Availability for the Small-Scale Comprehensive Plan Amendment for the Fort Myers Brewery MPD.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is located 4.3 miles northeast; there is a second EMS station 6.1 miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, especially the density, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Director, Department of Public Safety



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1514 Broadway, Suite 201
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**SUBJECT: Fort Myers Brewery Master Plan Development (MPD) –
Small Scale Comprehensive Plan Amendment
Letter of Availability**

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Dear Mr. Drovdic:

Donna Marie Collins
Hearing Examiner

The Lee County Solid Waste Department is capable of providing solid waste and recycling collection service for the proposed Fort Myers Brewery MPD project through Lee County's franchised garbage and recycling collection contractor. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please ensure that the project complies with Land Development Code Section 10-261 for sufficient solid waste and recycling container spaces. It is recommended that additional space is set aside for bulky waste items that cannot be disposed of in a dumpster.

Garbage and recycling collections for the multi-family and commercial units require the owner/or the Management Company to secure a service agreement with the County's franchised waste collection contractor, Waste Pro USA, phone (239) 337-0800.

Additionally, Lee County Solid Waste Ordinance 11-27, Section 7 defines commercial establishments and the payment of the annual solid waste assessment levied on the Property Taxes.

If you have any questions, please call me at (239) 533-8005.

Sincerely,

Brigitte Kantor
Public Utilities Manager
Solid Waste Department



**SOUTH TRAIL FIRE
PROTECTION &
RESCUE SERVICE DISTRICT**
Established 1965

"Compassion, Commitment, Courage"

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11/12/2020

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The South Trail Fire Protection & Rescue Service District has reviewed the Fort Myers Brewery MPD, small scale comprehensive plan to develop approximately 80,000 s.f. of commercial and retail industrial space which will include relocating the existing Fort Myers Brewery, tap room, and brew site that is expected to be completed by 2023.

Administration

Gene Rogers
Interim Fire Chief

Emergency services for the project property are currently provided by the Lee County Port Authority. Upon the sale of the above mentioned project property, those emergency services will be transferred to the South Trail Fire Protection & Rescue Service District, according to the Lee County Property Appraiser's Office.

Matt Seneca
Interim Asst. Fire Chief

The South Trail Fire Protection & Rescue Service District is capable of providing ample fire inspection, advanced life support (non-transport) EMS, awareness level hazardous materials, and structural fire protection services for this new/proposed project by utilizing our existing facilities, apparatus, and staffing.

Chris Wolfe
Assistant Chief

Please do not hesitate to contact me should you need any further assistance from our agency.

Sincerely,

Gene Rogers
Interim Fire Chief
South Trail Fire Protection &
Rescue Service District
239-433-0080 ext. 1011 office
239-770-3070 cell