



Writer's Direct Dial Number: 239-533-8992

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

February 04, 2022

Jack Morris, P.E.
Morris-Depew Associates, Inc.
2914 Cleveland Ave
Fort Myers, FL 33901

Relevant TIS deviation
comments highlighted
on page 4

RE: Meridian Airport Park Site B
DOS2021-00156
DO Submittal Small

Dear Jack Morris, P.E.:

The Development Services Section has reviewed the information provided from the above-referenced Development Order application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied.

See attached checklist.

In accordance with Section 10-110 of the Land Development Code, you may redraft and submit the required documents (showing the corrections for specified deficiencies) to the Director of the Development Services Division within thirty (30) days of the date hereon or the application will be deemed withdrawn unless the applicant requests an extension and waives in writing the statutory development order review deadlines in F.S. 125.022, as it may be amended. A Request for Waiver of Statutory Development Order Review Deadlines is enclosed for your convenience. If deemed withdrawn, a new application along with appropriate fees will be required; or you have thirty (30) calendar days from the date hereon to file an appeal of this decision to the Hearing Examiner's office. Applications are available from the Development Services Division. Please notify development services staff to schedule a meeting to attempt to resolve outstanding issues.

PLEASE INDICATE THE ABOVE DEVELOPMENT ORDER NUMBER ON ANY FUTURE CORRESPONDENCE.

PLEASE RESUBMIT 1 COMPLETE SET OF REVISED PLANS ALONG WITH APPLICABLE RESUBMITTAL FEES. IF THIS APPLICATION WAS SUBMITTED DIRECTLY THROUGH EPLAN, NOTIFY ECONNECT@LEE.GOV.COM WHEN YOU ARE READY TO RESUBMIT SO WE MAY OPEN THE PROJECT FOR YOUR UPLOAD. REMEMBER TO KEEP THE ORDER AND NUMBER OF DOCUMENTS THE SAME IN EACH FILE. THE FILE NAME MUST BE THE SAME AS THE FILE IT IS REPLACING.

If you have any questions concerning this matter, please contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Section

Electronically signed on 2/4/2022 by
Jessica Sulzer, PE, Manager
Lee County Development Services

Morris-Depew Associates, Inc.
Meridian Airport Park Site B
DOS2021-00156
February 04, 2022

Page 2



REQUEST FOR WAIVER OF STATUTORY DEVELOPMENT ORDER REVIEW DEADLINES

Please email application to Bodom@leegov.com or submit to the Zoning counter at 1500 Monroe St. Fort Myers, FL 33901. Call 239-533-8585 with questions.

*Please provide the required information below.

*Project Case Number: _____

*Project Name: _____

*Applicant Name: _____

*Phone Number: _____

*Email: _____

In accordance with § 10-110(b) of the Lee County Land Development Code, Applicant hereby requests a waiver of the statutory development order review deadlines found in § 125.022, Florida Statutes, for the application identified above. This waiver will allow additional time for Applicant to submit, and for Lee County to review, any supplemental or corrected materials which have been deemed necessary by the Director of Development Review to substantiate compliance with Chapter 10 of the Lee County Land Development Code. Applicant acknowledges that the maximum response time, notwithstanding this waiver request, is 180 days from receipt of the notice of insufficiency. Failure to respond to Lee County's requests for supplemental or corrected materials for a period of 180 days from receipt of the notice of insufficiency will result in the application being deemed withdrawn.

*Signature

*Date

Morris-Depew Associates, Inc.
Meridian Airport Park Site B
DOS2021-00156
February 04, 2022

Page 3

Approval is subject to the following stipulation(s) and/or comment(s):

Development Services Comments:

GENERAL

STIPULATION: Not less than forty-eight (48) hours prior to the start of construction, provide to Development Services Division copy of the Notice of Intent with evidence that it has been filed with FDEP.

LIGHTING

STIPULATION: Prior to final inspection for a certificate of compliance pursuant to §10-183, site verified foot candle readings must be provided demonstrating that the outdoor lighting, as installed, conforms with the proposed photometric and the letter of substantial compliance provided by a registered professional engineer must include a certification that the outdoor lighting is in compliance with this code. Please be reminded that at the time of inspection for issuance of a Certificate of Compliance, initial illumination may not exceed 0.5 foot candles as measured at the property line, or 0.2 foot candles measured at 10 feet from the property line onto adjacent residentially zoned property or use.

STORMWATER

STIPULATION: NO CONSTRUCTION OF ANY KIND MAY OCCUR BEFORE A COPY OF THE APPROVED SFWMD ERP IS PROVIDED TO THIS OFFICE. Once received, County staff will review the SFWMD ERP to ensure consistency with the approved Development Order. No permit inspections, Certificates of Compliance or Certificates of Occupancy will be issued until the SFWMD ERP is provided and County staff find that the approved development order is consistent with the SFWMD ERP. Please be advised that, if the development order requires a revision to be consistent with the issued ERP, the revision must be approved prior to commencement of any portion of the work covered by the amendment. Approval and issuance of any Certificate of Compliance will be based solely upon compliance with the plans and documents approved under this development order, as well as the Lee County Land Development Code.

Please contact Jessica Sulzer at JSulzer@leegov.com or by calling 239-533-8992 with any questions regarding the above review comments.

DOT Comments:

1. Upon the sufficiency of the traffic impact statement (TIS), additional offsite improvements including, but are not limited to lengthening existing or constructing additional turn lanes may be required. Please ensure the offsite improvement plans show and reflect all necessary offsite improvements consistent with the traffic impact statement evaluation.

STIPULATION:

1. The permittee shall be responsible, at the permittee's sole expense, for any necessary repair and reconstruction of the pedestrian facilities along the property frontage on Ben Hill Griffin Pkwy to address pedestrian safety issues.
2. Review comments are based upon information presented on the latest submitted plans. LCDOT staff reserves the right to comment on and/or require revisions to any portion of the plans, whether or not it was part of the original submittal or subsequent revisions, until the plans have been deemed sufficient for inclusion in the project file.

Please contact Pakorn Sutitarnnontr at PSutitarnnontr@leegov.com or by calling 239-533-8516 with any questions regarding the above review comments.

Environmental Comments:

STIPULATION: Prior to any site work or issuance of a building permit, a vegetation removal permit must

Morris-Depew Associates, Inc.
Meridian Airport Park Site B
DOS2021-00156
February 04, 2022

Page 4

be obtained.

Please contact Aixa Cruz at acruz2@leegov.com or by calling 239-533-8805 with any questions regarding the above review comments.

NPDES Comments:

STIPULATION - Please contact Leigh Simmons lsimmons@leegov.com 239-533-8135 for an on-site preconstruction meeting with the contractor.

Please contact Leigh A Simmons at LSimmons@leegov.com or by calling 239-533-8135 with any questions regarding the above review comments.

TIS Comments:

5A.) The analysis must contain a check for the need for turn lanes. [TISG 4(e)]

>> The TIS does not appear to provide documentation from roadway construction plans that confirms a 50-mph design speed for Ben Hill Griffin Parkway. Since this documentation has not been produced to date, please consider a design speed in the turn lane analysis of at least "the posted speed limit plus five miles per hour" as noted in the Lee County Administrative Code AC-11-4 "Turn Lane Policy", Section III.3., and revise the TIS accordingly. The plan should likewise incorporate a traffic mitigation plan that corresponds to the recommendations of the TIS as required per the Lee County Land Development Code, Section 10-287. (1/28/2022 ME)

>> Since the sight distance specifically for eastbound-to-southbound Parallel Drive traffic approaching the proposed northeastern site access appears shorter than the distance described in the Lee County Administrative Code AC-11-4 "Turn Lane Policy", Table A-1, please either (1) revise the plan to prohibit southbound right-turn inbound traffic at this location or (2) install a short southbound right-turn lane at this location or, alternatively, provide a request for a deviation from Lee County Administrative Code AC-11-4 "Turn Lane Policy" that sufficiently meets the criteria of said policy, Section VII. Please review and revise the TIS accordingly. (1/28/2022 ME)

11.) Miscellaneous Items (including non-TIS elements that may need to be addressed by the project engineer).

>> INFORMATION: Review staff comments may or may not apply to all elements, including assumptions, methods, conclusions, and recommendations, contained within the traffic analysis provided for this project. Comments are generally limited to elements that relate to the minimum traffic analysis requirements of the Lee County Land Development Code and related guidelines/policies applicable to the project. If staff does or does not provide comments related to specific elements of the analysis, the applicant or others may not assume that Lee County does or does not accept or agree with these elements. (1/28/2022 ME)

>> INFORMATION: The TIS review is not complete. Review comments are based upon information presented in the TIS in its present form. The TIS reviewer reserves the right to comment on and/or require revisions to any portion of the TIS, whether or not it was part of the original submittal or subsequent revisions, until the TIS has been deemed sufficient for inclusion in the project file. (1/28/2022 ME)

Please contact Marcus Evans at MEvans@leegov.com or by calling 239-533-8355 with any questions regarding the above review comments.

Utilities Comments:

1) Design-Generally. Connections to potable water and sanitary sewer systems must be designed and constructed in accordance with county, state, and federal standards. [10-351]

INFORMATIONAL COMMENT: Comments noted herein are intended to reflect the Lee County LDC requirements as well as LCU requirements however, this review in no way guarantees that full compliance

Morris-Depew Associates, Inc.
Meridian Airport Park Site B
DOS2021-00156
February 04, 2022

Page 5

with the criteria set forth in either has been achieved. Please be aware that additional requirements &/or concerns may become evident during subsequent reviews. LCU Staff reserves the right to comment on &/or require revisions as necessary until the plans are deemed sufficient for Approval to Construct.

STIPULATION: This project will require a separate submittal to LCU. Prior to any utility construction, please revise the plans to address the concerns noted herein, complete a Lee County Utilities New Project: Project Information/Submittal Form which is available on our web-site under General Forms via the following link: <https://www.leegov.com/utilities/design-manual/forms> and submit to Mary McCormic at mccormmm@leegov.com. She will provide a fee quote and checklists identifying what is to be included in your LCU Approval to Construct Submittal.

10) Proposed Development Plan Drawings. Proposed Development Plan Drawings must be submitted showing location & size of all water mains & services, fire hydrants, sewer mains & services & pumping stations. [10-154(7)j.3.]{See LC DO Application Form PART VIII.}

STIPULATION: Although the required information is included on the plans, please revise to address the following concerns:

a) The North indicator does not appear to be oriented to the north as required. Please address. (CU-101 & CU-301)

b) There is an 8" x 4" tee noted on the proposed fire line that does not appear to be needed or at that location. Please address. (CU-101)

c) There appears to be an existing storm manhole misidentified as a sanitary sewer manhole near the NW corner of the subject parcel. Please address. (CU-101)

d) There appear to be four existing sewer laterals missing from the plans; one approximately 18' west of the manhole at the NE corner of the subject parcel and the other three south of that manhole. Please address. (CU-101)

10e) All proposed and existing utility easements must be shown on the drawings. [10-355(a)(2)]

STIPULATION: Please clearly delineate all existing PUEs & LCUEs on the plans and demonstrate that there are no encroachments or conflicts. This applies to the Landscaping Plans as well.

INFORMATIONAL COMMENT: Please be aware that the LCU Design Manual has specific easement and separation requirements in addition to those in the LDC. One such requirement is that LCU does not allow trees, structures or encroaching of other easements within LCU easements. In addition, the trunk of all shade trees are to be planted no closer than 10' and the trunk of all palm trees are to be planted no closer than 5' from any existing or proposed LCU infrastructure.

14) HRS Water Line Extension Permit must be submitted prior to the commencement of construction on the site.[10-154(22)] {See LC DO Application Form PART VI-A & PART VIII.}

STIPULATION: Please provide LCU with copies of applicable permits prior to any utility construction.

Please contact Terry A Kelley at TKelley2@leegov.com or by calling with any questions regarding the above review comments.