EXHIBITS

CASE # SEZ2021-00010

CASE NAME: FIRE STATION 19 – CITY OF FORT MYERS

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? ____ **YES** X **NO**

LOCATION OF BOARDS _____

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

EXHIBITS

Case # SEZ2021-00010

APPLICANT		STAFF	
a. 24-hour b. witness resumes	c. fire sta pre, site plan, Station 19 d. powerpoint e. Station 19 map		
#1	resume for Tony Palermo	#1	Staff Report
#2	resume for James Hayden	#2	powerpoint
#3	resume for Tyler Sharpe	#3	
#4	powerpoint.	#4	
#5	letter from James Hayden to Tony Palermo	#5	
#6	site plan	#6	
#7	preliminary landscape plans	#7	
#8	Station 19 map.	#8	
#9		#9	
#10		#10	

OTHER EXHIBITS

NAME	NUMBER	DESCRIPTION
Howard Freidin	#	
	#	
	#	
	#	
	#	
	#	

Howard Freidin

From: mechnixwife <mechnixwife@gmail.com>
Sent: Wednesday, February 23, 2022 8:42 PM
To: Howard Freidin
Subject: Fire station on Palomino rd

Good Evening Mr. Freidin

I am an owner of 2 properties affected by the proposed fire station . 1 of my 5 acres sits directly behind the site. My husband and I are OPPOSED to the fire station. We are unable to attend the public hearing , but would like to be apart of any petition to fight this project. Please feel free to contact us.

Janice and Michael Fiedler
11780 Morgan Hill Rd.
Fort Myers Fl 33912
Ph # 239-218-4558

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone

SE2021-00010

EXHIBIT# 1
Freidin Exhibit

LEE COUNTY
HEARING EXAMINER
2022 FEB 17 PM 3:27

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

Case Number: SEZ2021-00010
Case Name: Fire Station 19 – City of Fort Myers
Type of Case: Special Exception to permit a EMS, Fire or Sheriff's station within the AG-2 (Agricultural) Zoning District
Hearing Date: February 24, 2022

Request

The City of Fort Myers filed an application for a special exception pursuant to Section 34-653 of the Lee County Land Development Code (LDC) to permit the property located at 11631 Palomino Road to be utilized for a fire and police substation. The subject property is zoned Agricultural (AG-2), which permits EMS, fire or sheriff's stations by special exception.

The subject property consists of one parcel comprising approximately 2.39 acres of land located on Palomino Road. The STRAP number associated with the property is 10-45-25-00-00006.0060. The applicant proposes to utilize the existing single family home, parking area and the metal shed at the rear of the 2.39 acre property fronting on Palomino Road for the proposed use of a fire and police substation. The proposed fire station will house 3-4 fire personnel and one mini-pumper truck (example of truck provided in Attachment D), as well as "minimal" City Police staff during normal working hours. The coverage by the fire department will be 24 hours, 7 days with three rotating shifts. A legal description of the subject property and the proposed special exception area is attached as Attachment H.

Summary

Staff recommends **APPROVAL with conditions**, of the applicant's request for a special exception to permit a fire and police substation on the subject property. While there are limited environmental, traffic, and minor compatibility related impacts stemming from the request, the request is substantially complaint with the Lee Plan given the scope of the request. The request contemplates establishing an emergency service type use that serves the City of Fort Myers and Lee County at large within the Rural Future Land Use category, which promotes the retention of rural and agricultural character of the area with low density residential and restricts non-residential development to minimal development needed to serve the rural community.

Property History

The subject property is a 2.39 acre tract of land located on the east side of Palomino Road. The property exhibits approximately 165 feet of frontage on Palomino Road, a local, privately maintained roadway. Site access to the property is provided from Palomino Road via an existing gravel driveway. The existing building is on well and septic service.

STAFF'S
EXHIBIT 1

The subject property is developed with an existing permitted single family home (RES2000-06424). The property also contains accessory buildings that have served as storage buildings for the residential use. The applicant is proposing to retain one of the existing storage buildings and demolish the remaining one. According to a review of historic aerial photography, the subject property has been utilized for a single family residence since circa 2000.

A code enforcement complaint relative to the construction of two unpermitted structures placed on the site (VIO2007-01991). The structures were permitted to remain because they were used for agricultural purposes. One of the unpermitted structures is proposed to be demolished and the larger structure will be retained and utilized as a part of the request, shown on the site plan (Attachment C) as a 20-foot tall metal garage. An after the fact permit will be required for the metal garage to remain on site and be used in association with this special exception request.

Character of the Area

The subject property is located along Palomino Road in central Lee County (see Attachment B). The subject property is zoned Agricultural (AG-2) and is located within the Rural and Wetlands Future Land Use Map categories as designated by the Lee Plan (see Attachment B). The lands surrounding the subject property are similarly zoned Agricultural (AG-2) and are designated Rural, Wetlands and Conservation Land Uplands by the Lee Plan (see Attachment B). These properties are a mix of vacant lots and low-density residential uses. The City of Fort Myers is approximately 750 feet north and west of the subject property.

Analysis

The intent of the requested special exception is to permit a fire substation operated by the City of Fort Myers with the option to keep "limited" police staff on site, as described in the attached special exception narrative (see Attachments C and D). The area proposed to be utilized as the Fire Station is limited to the existing single family home at the front of the property, a parking area for the single family home, and a metal shed at the rear of the property.

Section 34-145 of the Land Development Code (LDC) establishes the review criteria for special exception requests

a) Is consistent with the goals, objectives, policies and intent of the Lee Plan;
b) Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable;
c) Will be compatible with existing and planned uses;
d) Will not be injurious to the neighborhood or detrimental to public welfare; and
e) Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

The followings sections provide an analysis of the request and whether the request meets the criteria to be entitled to a special exception.

Lee Plan Compliance

The subject property is located in the Rural Future Land Use category according to the Lee Plan. **Policy 1.4.1 of the Lee Plan** notes the following pertaining to Rural Future Land Use category:

> The Rural areas are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).

According to the applicant's request statement, the subject property will be used as a a mini or satellite fire and police station for the City of Fort Myers Fire Department. The exterior or the single family home will not be altered and no outdoor storage of equipment is proposed. According to the applicant, the existing single family home will be utilized for 3-4 fire personnel on 8 hour shifts, 24 hours a day, 7 days a week and to provide fire services predominately within the Paseo and Reflection Isles developments located within the City of Fort Myers to the north of the subject property. While this is a non-residential use, the proposed use will retrofit an existing single family home to provide emergency services to the surrounding area. Therefore, the special exception request is **CONSISTENT with Lee Plan Policy 1.4.1.**

Lee Plan Policy 5.1.5 establishes the need to protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. The Land Development Code implements this compatibility-related policy through the establishment of buffering requirements between residential and non-residential uses. The applicant is providing a 30-foot type-F buffer along the north and south property lines abutting residential uses. Furthermore, the proposed fire station will utilize the existing single family home onsite to minimize non-residential development impacts to the area. Therefore, the special exception request is **CONSISTENT with Lee Plan Policy 5.1.5.**

Lee Plan Policy 6.1.2 limits commercial development in non-urban future land use categories to Minor Commercial, and notes that Minor Commercial development may include limited commercial uses serving rural areas and agricultural needs. The Lee Plan defines Minor Commercial Development as "commercial development that provides for the sale of convenience goods and services and contains less than 30,000 square feet of gross floor area." The use for which the special exception is sought is for an emergency service type use and does not provide for the sale of convenience goods or services, is well below the 30,000 square foot threshold and provides services that are intended to serve rural areas. The nature of the non-residential development and service provided by the use requested by the special exception are **CONSISTENT with Lee Plan Policy 6.1.2.**

Impacts, Compatibility and Zoning Compliance

Compatibility – The proposed special exception will utilize an existing single family home in an area of low density single family homes and will be consistent with the existing uses of the area. The anticipated impacts of an emergency service substation would be related to the outdoor storage of equipment related to the use, the auditory impacts of sirens form emergency service vehicles, and the visual impacts of the use of flashing emergency lights. The applicant has stated in the provided

narrative (Attachment D) that in order to minimize any possible auditory or light impacts, sirens, flashing lights and back up alarms typically associated with fire and law enforcement vehicles will NOT be needed or used on site upon entering or exiting the property. The use of sirens, flashing lights and back up alarms will only be needed or utilized after the vehicles leave the site and immediate neighborhood. These measures will reduce any immediate impacts that could be injurious to the surrounding area.

Environmental staff reviewed the special exception request and has provided an environmental staff report, included as Attachment E. Staff has determined that the applicant is complying with the LDC requirements for open space and buffering as shown on the proposed site plan. Staff is recommending the following condition to ensure the required screening is provided with the adjoining residential property:

> ***If the existing, 20-foot-in-height metal building located along the southeast property line is removed, the owner must submit a development order to revise the buffer and provide a Type-F buffer (30-foot wide; ten trees per 100 linear feet; and a double hedge). The shrubs must be specified at 48-inches.***

Development Services staff reviewed the request relative to anticipated traffic impacts and determined that the request will have no level of service impacts on roadway section surrounding the subject property and the anticipated traffic generation will be minimal (see Attachment F). Staff expanded on the anticipated peak hour trip generation within this memo to clarify the use may result in 3 peak hour trips based on the provided information of the number of fire personnel. The traffic impacts of the City Police Department utilizing the substation with minimal staff is not addressed in Attachment F because the number of staff and vehicles is not defined by the applicant. However, it is anticipated that the impact will be minimal.

Further site improvements will be required to accommodate the proposed use as it is considered a non-residential use. Staff has noted that there will be requirements for on-site parking, stormwater management, demonstrated legal access to the site, and requirements for utilizing a gated entry to the site. These site development criteria have been addressed in a memo from the Development Services section, included as Attachment G. Development Services states in the memo that the proposed site plan can be achieved on site with the applicable deviations and/or variances. The applicant has stated these improvements will be addressed at the time of development order.

Conclusion

The anticipated impacts on environmentally critical and sensitive areas, natural resources, traffic and the surrounding area are anticipated to be limited if this special exception is approved. The applicant's request for a special exception to permit the fire and police substation at the subject property will comply with the applicable provisions of the Land Development Code and is also consistent with the Lee Plan. Staff finds that the applicant is proposing adequate measures to preserve the nature of the area and to provide buffering to maintain compatibility with the proposed and existing uses in the area.

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 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. The proposed special exception area is previously disturbed and developed and was previously utilized for a single-family-home.

c) The request is compatible with existing uses surrounding the subject property, as conditioned. The applicant proposes limits to the visual and auditory impacts typically associated with emergency service vehicles and will maintain the single family appearance and nature of the existing building. Adequate buffering between the subject property and the single family homes to the north and south pursuant to the applicable provisions of the Land Development Code will be provided.

d) The request will not be injurious to the neighborhood or detrimental to the public welfare. The proposed use will not significantly impact the surrounding roadway network or any other public facility or service. The required buffering for the proposed special exception area from the established residential use to the north and south will limit compatibility-related impacts of the proposed use.

e) The request will comply with zoning regulations pertaining to the use and other applicable regulations.

Staff recommends **APPROVAL with the following conditions,** of the applicant's request for a special exception to permit a fire substation within the existing single family home based on the substantial compliance with the Land Development Code and consistency with the goals, objectives, policies, and intent of the Lee Plan:

1. The development must be consistent with the site plan, Attachment C, "City of Fort Myers Fire Department" dated July 28, 2021.

2. An after the fact building permit must be obtained for the 20-foot tall metal garage proposed to be retained on site prior to the issuance of a certificate of compliance for any local development order. If no development order is required, then the applicant must obtain the required building permit prior to commencing the proposed use on the subject property.

3. If the existing, 20-foot-in-height metal building located along the southeast property line is removed, the owner must submit a development order to revise the buffer and provide a Type-F buffer (30-foot wide; ten trees per 100 linear feet; and a double hedge). The shrubs must be specified at 48-inches.

Attachments

A. Expert Witness List
B. Aerial, Zoning, and Future Land Use Maps
C. Special Exception Site Plan
D. Applicant Request Statement & Pumper Truck Description
E. Environmental Staff Report
F. Traffic Impact Analysis Memorandum
G. Development Services Memo
H. Legal Description

ATTACHMENT A

LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2

Case Number: **SEZ2021-00010**

Project Name: **City of Fort Myers Fire Station 19**

Hearing Examiner Date: **February 24, 2022**

Patrick H. Doty, AICP, CFM, Principal Planner, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume in on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the 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.

Beth Workman, Environmental 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, and Environmental Sciences.
- 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 the Lee County Land Development Code, the 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.



SEZ2021-00010

Zoning

Subject Property

ATTACHMENT B

N
W
E
S

0 250

Feet

Lee County
Southwest Florida



SEZ2021-00010

Future Land Use

Subject Property

Rural

Conservation Lands - Upland

Wetlands

N

W E

S

0 250

Feet

Lee County
Southwest Florida



SEZ2021-00010

Aerial

Subject Property

N
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Feet

Lee County
Southwest Florida



SEZ2021-00010

Aerial

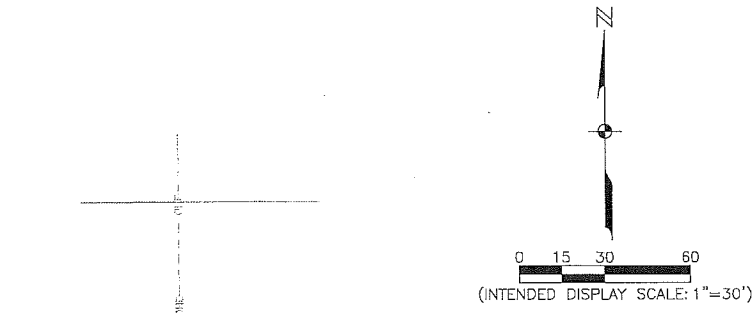
Subject Property

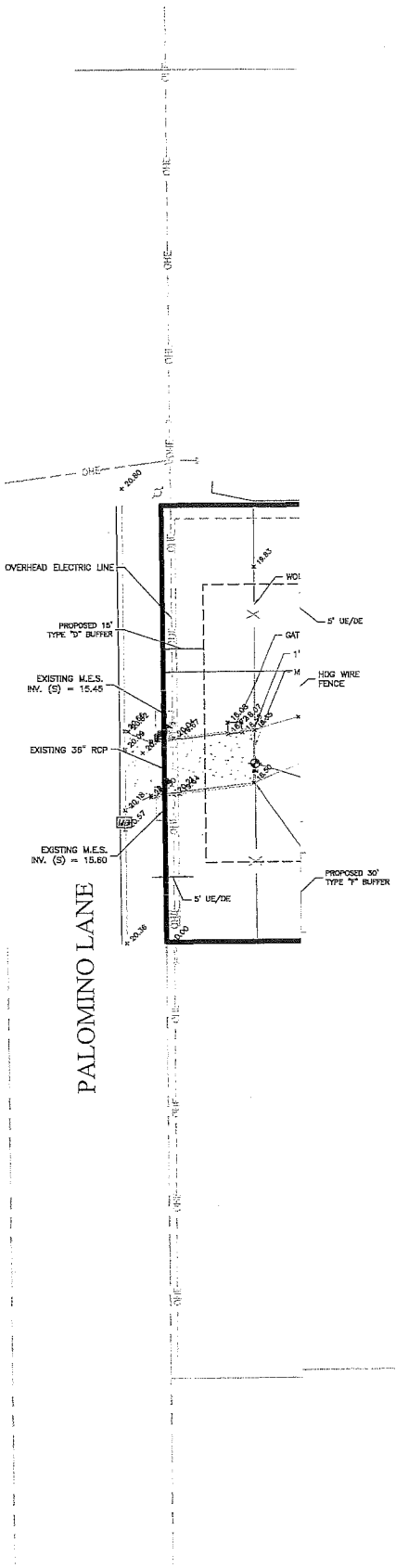
City Limits

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0 500 1,000 1,500
Feet

Lee County
Southwest Florida





LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK WALKWAY

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

CITY OF FORT MYERS
FIRE DEPARTMENT

CITY OF FORT MYERS
LEE COUNTY, FLORIDA

REVISIONS

DATE	DESCRIPTION

DATE:	JULY 2021
PROJECT NO.	20214098-000
FILE NO.	10-45-25
SCALE:	1"=30'

SITE PLAN

SHEET NUMBER

C01

\\fms01\Drawings\2021\20214098-000\Engineering\Drawings\EXHIBITS\11631 Palomino Lane Site

ATTACHMENT D

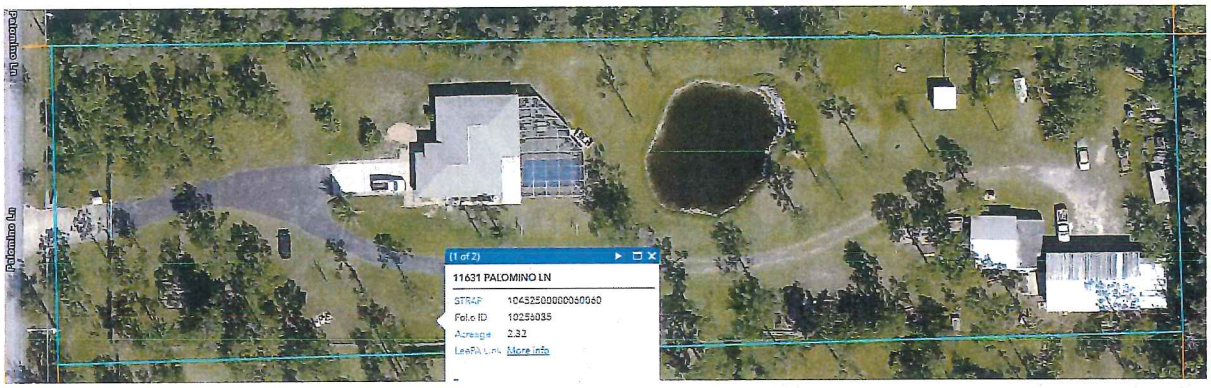
CITY OF FORT MYERS

SPECIAL EXCEPTION FOR FIRE STATION 19

11631 PALOMINO LANE

STRAP No. 10-45-25-00-00006.0060

SPECIAL EXCEPTION & LEE PLAN NARRATIVE



The following narrative is to establish that the subject property qualifies for a special exception, and meets the applicable required findings set forth in Section 34-145(c)(3) of the Land Development Code.

The subject property is 11631 Palomino Lane. The zoning of the property is Agricultural (AG-2) - Sec. 34-651. The purpose of the AG-2 zoning district is to provide areas for the establishment or continuation of agricultural operations, with residential uses being permitted as ancillary to agricultural uses; and to accommodate those individuals who understand and desire to live in an agricultural environment.

Per Table 34-653 Use Regulations for Agricultural Districts, "EMS, Fire or Sheriff's Station" is permitted only in conjunction with Special Exception approval by the Lee County Hearing Examiner.

The request by the City of Fort Myers is for the City Fire Department to operate Station 19 – a mini station, also known as a satellite station – on the subject property utilizing the existing single-family house on site. The property is just outside the City's municipal boundaries – nearby the residential developments of Paseo and Reflection Isles, within the City's boundaries.

According to the City Fire Department, Station 19 will house a maximum of three fire personnel and one fire suppression vehicle. The vehicle would be a mini-pumper and not a full-sized heavy fire truck *(See attached 2-page color flyer).* The coverage will be 24 hours a day, seven days a week, from three rotating shifts. The City Police Department would also have the option of sharing the facility with Fire staff during normal working hours as

a Police sub-station with minimal personnel on site. No outdoor storage of equipment is proposed, nor are exterior changes to the residential structure proposed.

The City recently purchased the property from Frederick and Patti Snider for this use (Warranty Deed recorded July 21, 2021) to assist the City protect the health, safety, and welfare of the people of the City and the general public.

According to the City Fire Department, current conditions are double digit response times (10 minutes or more) to Penzance Boulevard from nearest station - South Trail Fire Department Station 62 (13500 Sophomore Lane, fronting on Daniels Parkway). There are negative impacts to traffic on Daniels Parkway and Palomino Lane while South Trail Fire Department responds. South Trail Fire Department responds with both small rescue trucks and large (50,000 lbs.) fire trucks. The City's response model eliminates Daniels Parkway impact and most of Palomino Lane along with a smaller tactical apparatus that is less impactful to the roads and traffic. This proposed mini-station also allows response times at 4-6 minutes around the Penzance Boulevard corridor to include Reflection Isles and Paseo.

According to City Fire, the incoming and outgoing personnel only takes place at shift change, which occurs once per day at 7:00 a.m. A typical residence use would see incoming and outgoing traffic at least twice during a typical day.



The request will not be injurious to the neighborhood. The intent of a mini station is to blend in as much as possible with the existing surrounding residential neighborhood and retain the current appearance of a single-family use as much as possible. Minimal improvements or changes to the external appearance of the property are proposed, with the exception of required buffers and minor site improvements needed to meet LDC requirements for the new use.

To minimize any possible auditory or light impacts sirens, flashing lights and back up alarms typically associated with fire and law enforcement vehicles will NOT be needed or permitted on site upon entering or exiting the property. Use of sirens, flashing lights and back up alarms will only be needed or utilized after the vehicles leave the site and immediate neighborhood.

PROPERTY FEATURES

The property is approximately 2.36 acres (+/- 102,741 square feet), and is developed with a single-family home, with a swimming pool and pool cage in back, and residential accessory buildings and structures. The property is rectangular in shape 165 feet in width and 650 feet in depth. The property is accessed by Palomino Lane, a two-land undivided minor collector road with a posted speed of 45 mph. The site is served by one driveway. The home is on well and septic service.



The home has 3 bedrooms, 2 bathrooms, has about 1,488 square feet of living area, and is about 20 years old. At the front entrance is a wooden fence, a gate, and a gate keypad. There are trees and vegetation on site, a pond, a metal garage, workshop, concrete residential driveway and small portion of gravel driveway in the rear of the property. There are hog wire fences on three sides of the property.

The house is set back about 204 feet from the road right of way on Palomino Lane; about 30 feet from the property line to the north; about 81 feet from the property line to the south, and about 364 feet from the eastern boundary. A 20-foot high metal detached garage on the SE corner is about 15 feet from the southern boundary; 5 feet from the eastern boundary.

SITE PLAN

The City proposes a site plan including the following features:

- The single-family home, garage, screened pool, pool deck and metal garage to all remain on site;
- Addition of a 20' X 30' outdoor carport at the home's entrance for the Fire station's one mini-pumper truck.
- Removal of prior structures on site including two chicken coops and wooden shed;
- Installation of a 15-foot Type "D" buffer on the right of way;
- Installation of a 30-foot Type "F" buffer to the north adjacent to residential uses;
- Installation of a 30-foot Type "F" buffer to the south adjacent to residential uses; and utilization of a 15-foot Type "C" buffer for the SE portion utilizing the 20-foot high metal garage in lieu of a wall.
- Removal of invasive exotics from the site;

SURROUNDING USES, ZONING, FUTURE LAND USE

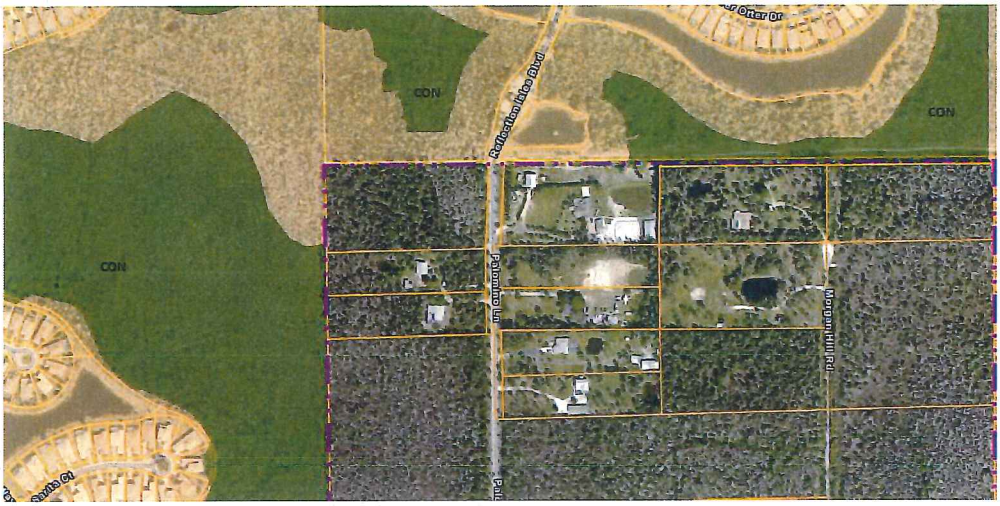
The property is within the context of large lot ranchette homes, natural preserves, and nearby two residential communities within the City boundaries.

Surrounding land uses are as follow:

NORTH To the north is developed residential land with large lot AG-2 zoning within the Rural Future Land Use category. To the north are two single-family homes (11581 and 11531 Palomino Lane) on large lots. North of this is a communication tower, then the City boundary, where the gated Reflection Isles residential community begins.

Reflection Isles is within a Planned Unit Development (PUD) approved by the City and within the Special Community (S/C) and Conservation Lands (CON)

Future Land Use categories of the City. The Special Community (S/C) is a category for master planned developments and Developments of Regional Impact (DRI) in the City located proximate to Six Mile Cypress Slough and Interstate 75. The Conservation Lands (CON) are natural preserves approved during the PUD and DRI process.



City Future Land Use

SOUTH To the south is developed residential land – one single-family home on a large lot with AG-2 zoning within the Rural and Conservation Lands – Wetland Future Land Use categories of the Lee Plan. South of this is vacant land (South Florida Water Management District preserve land), then more single-family homes on large lots, and the intersection of Penzance Boulevard.

WEST To the west is Palomino Lane, then vacant natural preserve land owned by the South Florida Water Management District with AG-2 zoning and within the Conservation Lands – Wetland Future Land Use category. To the northwest are two single-family homes on large lots with AG-2 zoning. West of this is the City boundary and natural preserves with the Paseo Planned Unit Development (PUD), a residential community within the City.

EAST East of the property is vacant natural land with AG-2 zoning and within the Rural and Conservation Lands – Wetland Future Land Use categories of the Lee Plan. To the northeast are single-family homes on a large lots fronting Morgan Hill Road.



LEE PLAN CONSISTENCY

Daniels Parkway *- This community is located between I-75 and the Six Mile Cypress Slough, south of the City of Fort Myers and north of the Alico Road industrial area. The community contains lands designated Rural, Outlying Suburban, and a small area of General Interchange. This community is considered one of the primary gateways to Lee County. This community has some rural characteristics which will remain in existence through the year 2030. Much of the existing vacant land will be developed into low density gated communities. While there is a potential to redevelop the large lot home sites north of Daniels Parkway into the smaller lots allowed by the Outlying Suburban category, this development pattern is not anticipated by 2030. This community will grow through 2030.*

The subject property is located in the Daniels Parkway Planning Community in the Lee Plan. The proposed use, as conditioned, helps further the intent of this portion of the Planning Community adjacent to the City. The intent is to keep the single-family character of the current use on a large lot. From the exterior, the use should function with no more intensity and impact than a single-family home with accessory uses and structures. From

the exterior, the use will continue to look like a single-family home, but with improvements in landscaping and property maintenance. The rural character of the community is important, and as conditioned, will be preserved and protected. As conditioned, the request is CONSISTENT with the Daniels Parkway Planning Community.

GOAL 1: FUTURE LAND USE MAP. *To maintain and enforce a Future Land Use Map showing the proposed distribution, location, and extent of future land uses by type, density, and intensity in order to protect natural and man-made resources, provide essential services in a cost-effective manner, and discourage urban sprawl. (Ordinance No. 94-30)*

OBJECTIVE 1.4: NON-URBAN AREAS. *Designate on the Future Land Use Map categories for those areas not anticipated for urban development at this time.*

POLICY 1.4.1: *The Rural areas are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).*

The subject property is located within the Rural Future Land Use category under the Lee Plan. The proposed use is to utilize a large lot with an existing home and accessory structures for a mini-fire station. Some of the accessory structures have been eliminated, the landscaping will be enhanced, and the only addition proposed is for a carport to cover the one truck proposed to be parked outdoors. As proposed and conditioned, the exterior of the home will have the look and appearance of another single-family home on a large lot with large setbacks. The traffic created will be no more intensive than a single-family use. Noise and nuisance will be minimized, and the Fire District's use of the property will be unobtrusive and will not negatively impact the neighbors, as conditioned. As conditioned, the proposed use is CONSISTENT with Objective 1.4. and Policy 1.4.1 of the Lee Plan.



Lee Plan Future Land Use

GOAL 2: GROWTH MANAGEMENT*. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.*

POLICY 2.1.1: *Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

POLICY 2.1.2: *New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Ordinance No. 00-22)*

POLICY 2.1.3: *All land use categories and Planning Community Map areas permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations. (Ordinance No. 94-30, 98-09)*

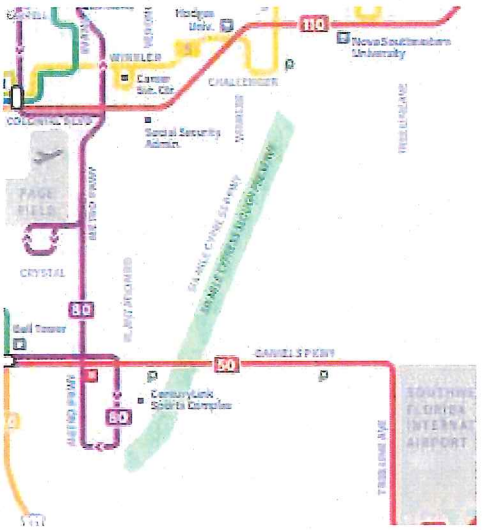
The proposed use, as conditioned, will be done in a manner consistent with the rural character of the neighborhood. The City proposes a re-use of an existing single-family use with a public facility for the benefit of the City and the general public. The use proposed is less intensive than a full-scale fire department or public safety building and scaled down appropriately for the rural character of the neighborhood. The proposed use will be done in a manner consistent with the plan, and implementing development regulations in the county including open space, buffering, drainage, setbacks, height, and intensity. As conditioned, the request is CONSISTENT with Goal 2, Policies 2.1.1, 2.1.2, and 2.13.

OBJECTIVE 2.2: DEVELOPMENT TIMING*. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No. 94-30, 00-22, 17-19)*

POLICY 2.2.1: *Rezonings and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

The existing use is infill development of a single-family home with other single-family homes to the north and south – and other single-family uses in the general area. This use of an existing home, for a public safety use, is to utilize an existing development without additional intensity, as conditioned. This is compact contiguous development. The property is served by an existing two-lane privately maintained road. Lee Tran does not serve this low-density rural neighborhood but routes 110, 80 and 50 are in proximity. The property is served by an existing well and septic system on a large lot. The property is within proximity to Treeline Elementary School, and Gateway Charter Elementary School and Gateway Charter School on Daniels Parkway. The proposed use is a for fire protection, with the nearest fire station at South Trail Fire Department on 13500 Sophomore Lane

(fronting Daniels Parkway). The property will be used in a manner compatible with nearby rural residential uses, as conditioned. The request, as conditioned, is CONSISTENT with Objective 2.2. and Policy 2.2.1 of the Lee Plan.



LEE TRAN MAP

GOAL 4: GENERAL DEVELOPMENT STANDARDS*. Pursue or maintain land development regulations which protect the public health, safety, and welfare, encourage creative site designs and balance development with service availability and protection of natural resources.*

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS*. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.*

STANDARD 4.1.1: WATER*. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 62-550, FAC).*

STANDARD 4.1.2. SEWER. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*

STANDARD 4.1.3.

1. *Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.*

2. *Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within 1/4 mile from any part of the development.*

3. *If there is not sufficient capacity or adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*

4. *If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.*

STANDARD 4.1.4: ENVIRONMENTAL FACTORS. *1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources. 2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site. 3. Ensure development minimizes the need for expansion and construction of street and utility improvements.*

Development of this fire station will be limited to utilization of the existing home, removal of some prior accessory structures, a new carport, and buffering per LDC requirements. This development will be permitted in a manner consistent with the LDC. The existing well and septic are being utilized for the current use and will be utilized for the proposed use, which is of no more intensity. The property is not on a re-use line and is below the thresholds for mandatory water or sewer connection. The applicant performed environmental assessment of the site prior to purchase and found it appropriate to utilize for this purpose. As conditioned, the requested use is CONSISTENT with Goal 4, Objective 4.1, and Standards 4.1.1, 4.1.2., 4.1.3 and 4.1.4 of the Lee Plan.

GOAL 5: RESIDENTIAL LAND USES. *To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.*

OBJECTIVE 5.1: *All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.*

The proposed use protects the existing low-density and rural character of the neighborhood. The City will develop the property utilizing existing residential structures and make minor improvements and structure removals that will enhance the look of the property. The proposed use, as conditioned and limited, will not create outdoor storage,

not create any sounds, smells, or otherwise negatively impact neighbors to the north, south, east, or west. Buffering, per the LDC requirements, will be adhered to. The overall impact, as conditioned, is no more than a single-family existing use with large setbacks and landscape buffering. As conditioned, it will be done in a manner that enhances, rather than detracts, from existing rural residential uses. As conditioned, the proposed use is CONSISTENT with Goal 5, Objective 5.1, and Policy 5.1.5 of the Lee Plan.

GOAL 9: AGRICULTURAL LAND USES. *To protect existing and potential agricultural lands from the encroachment of incompatible land uses and to discourage the introduction or expansion of agricultural uses in the future urban areas.*

OBJECTIVE 9.1*: Place existing active and passive agricultural uses, that are zoned AG, have an agricultural exemption from the property appraiser's office, and are located outside of areas anticipated for urban use during the life of the plan on an agricultural overlay. Non-contiguous parcels less than 100 acres in size will not be included on this Overlay. A bi-annual review of this map will be conducted to track changes in the inventory of agriculturally used land in the non-urban areas of Lee County.*

No agricultural use exists on the property. There is not an agricultural exemption. And a new agricultural use is not proposed. No agricultural uses are removed or expanded as a result of this request. As conditioned, the proposed use is CONSISTENT with Goal 9 and Objective 9.1 of the Lee Plan.

GOAL 17: COMMUNITY PLANNING. *Ensure a unified approach to community planning that complements and remains consistent with the county's overall goals, objectives, and policies. (Ordinance No. 07-09, 18-18)*

Goal Number Community Name 18 Bayshore 19 Boca Grande 20 Buckingham 21 Caloosahatchee Shores 22 Olga 23 Captiva 24 Greater Pine island 25 Lehigh Acres 26 North Captiva 27 Northeast Lee County 28 Alva 29 North Olga 30 North Fort Myers 31 Page Park 32 San Carlos Island 33 Southeast Lee County 34 Tice

OBJECTIVE 17.1: COMMUNITY PLANS*. To create community plans that address specific conditions unique to a defined area of the county. A community plan is a Goal in the Lee Plan specific to a defined area of the county with long term community objectives and policies. (Ordinance No. 07- 09, 18-18)*

This subject property is NOT within any of the Community Planning areas above and as conditioned is CONSISTNENT with Goal 17 and Objective 17.1 of the Lee Plan.

GOAL 65: FIRE PROTECTION*. To assist fire districts in providing appropriate levels of high-quality cost-effective fire prevention and suppression services throughout the unincorporated county. (Ordinance No. 94-30)*

OBJECTIVE 65.1: EXISTING FIRE SERVICE*. Improve ISO ratings of the independent fire services throughout the unincorporated county.*

POLICY 65.1.1: *Support mutual aid and joint venture agreements between the fire districts and provide certain types of services which the individual districts cannot duplicate individually at similar or lower costs.*

The intent of this request is to enhance and improve the City of Fort Myers' ability to protect and serve the citizens of the City and the County. Fire staff have identified a means to enhance service to the community via use of a mini station to serve citizens in a cost-efficient manner and of the least intrusive manner to surrounding property owners. City officials seek to utilize this new facility in a manner CONSISTNENT with Goal 65, Objective 65.1, and Policy 65.1.1. of the Lee Plan.

POLICY 135.9.5: *New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character.*

The proposed use is compatible with existing uses and potential uses in the future. The property is surrounded by low-density residential uses and preserve areas. Per discussion throughout and per Policy 5.1.5 – the proposed development and use is, as conditioned, CONSISTENT with Policy 135.9.5 of the Lee Plan.

FINDINGS

Based on this analysis, the Lee County Hearing Examiner can make the following findings also found per Land Development Code Section 34-145(c)(3)

1. The Request for a Special Exception is consistent with the goal, objectives, policies, and intent of the Lee Plan.

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

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

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

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

Further, the Lee County Hearing Examiner can find the request is in furtherance of the public interest and the health, safety, comfort, and convenience of the citizens of the City and the County.

PROPOSED CONDITIONS BY THE CITY OF FORT MYERS

The City offers the following conditions of approval for consideration:

1. Development and continued use must be in substantial compliance with the Site Plan by Johnson Engineering "City of Fort Myers Fire Department."

2. Approval is limited to a mini-fire station for primary use of the City of Fort Myers Fire Department and other City officials including the City Police Department.

3. The use and exterior appearance of this development is limited to the existing single-family home and limited to improvements and enhancements per the Site Plan by Johnson Engineering "City of Fort Myers Fire Department."

4. No outdoor storage of equipment or vehicles is permitted. Parking of work and employee vehicles is permitted.

5. Fire trucks are generally limited to one mini-pumper vehicle parked under the proposed car port as shown on the Site Plan by Johnson Engineering "City of Fort Myers Fire Department." On limited occasions more than one Fire vehicle may be temporarily present on the site.

6. No sirens, flashing lights, or back up alarms are permitted on site for Fire vehicles entering or exiting the property.

7. Invasive exotics must be removed from the site.

8. No outdoor lighting fixtures are proposed on site.

9. Final site design including access, entrance gate, parking, and stormwater management will be determined at time of local development order approval.

FOUTS BROS



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FIRST CHOICE OF FIRST RESPONDERS
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The first of its kind in the industry – designed specifically to be the best First Out Utility Rescue. The Fouts FOUR features a lightweight aluminum body which allows you to carry multiple rescue tools and more equipment. This feature-packed response vehicle can help your team respond to the wide variety of emergency calls required by today's Fire, Rescue and EMS professionals.

VERSATILE

The Fouts FOUR, with its multipurpose call capacity, can operate in a wide range of conditions from high density tight traffic areas to rural brush fires. Features include 1,500 GPM pump and 300 US Gallon capacity. F550 Ford chassis 4x4 crew cab.

AFFORDABLE

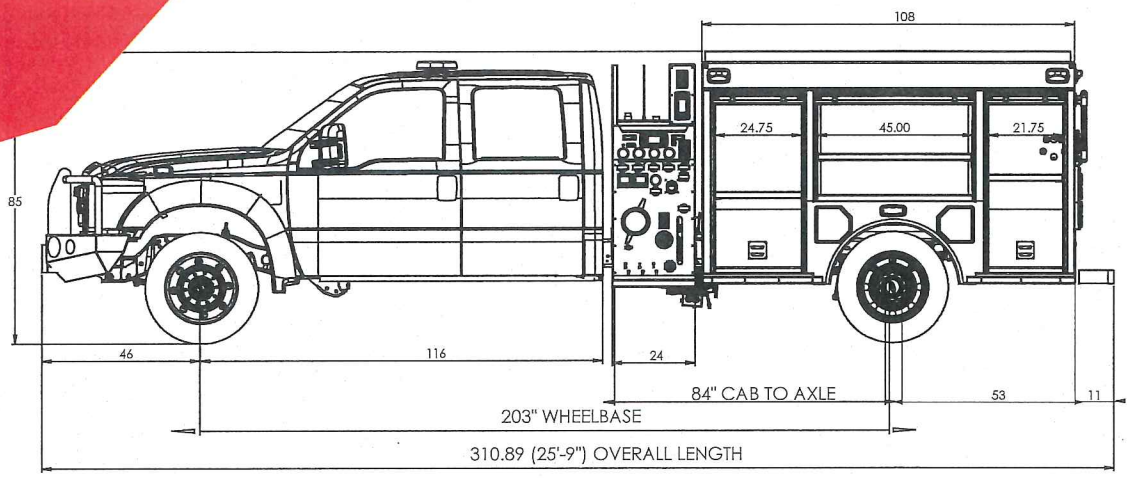
We've packed a lot of value in this apparatus and made it affordable, even for departments with tight budgets and limited resources. You'll use the Fouts FOUR across a wide range of first responder services including EMS calls, traffic emergencies, fire and rescue.

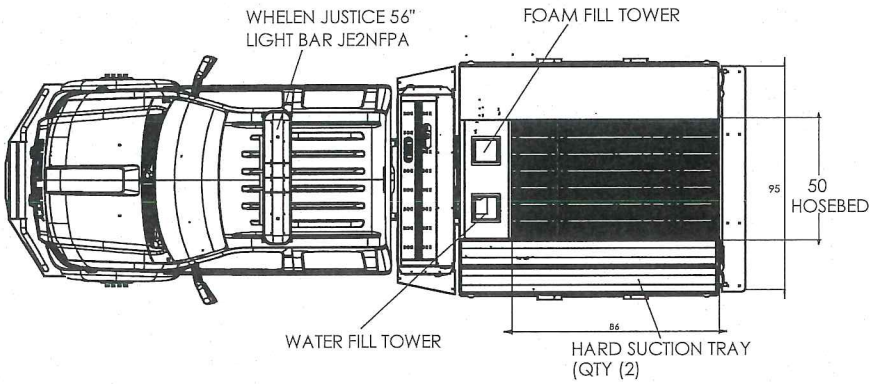
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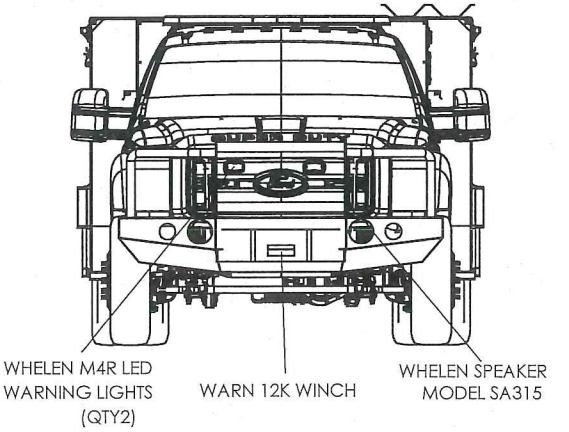
The Fouts FOUR can help you control maintenance costs. Dispatch this multipurpose unit on calls that don't require your big rigs, reducing maintenance and wear-and-tear on large apparatus. This truck can also operate with a smaller crew and still be able to perform multiple tasks.

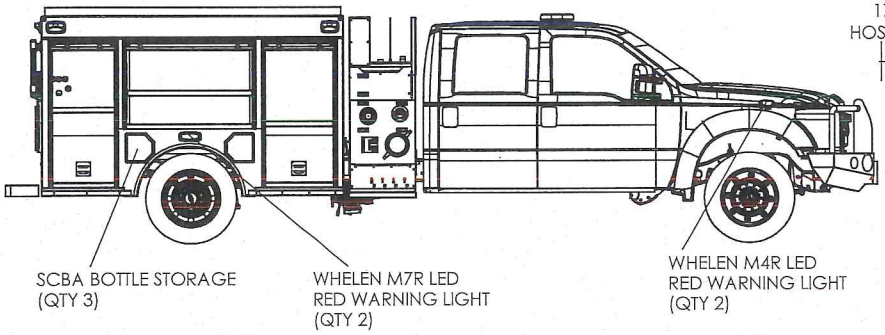
call us: 866-447-7522 www.FOUTSFIRE.com

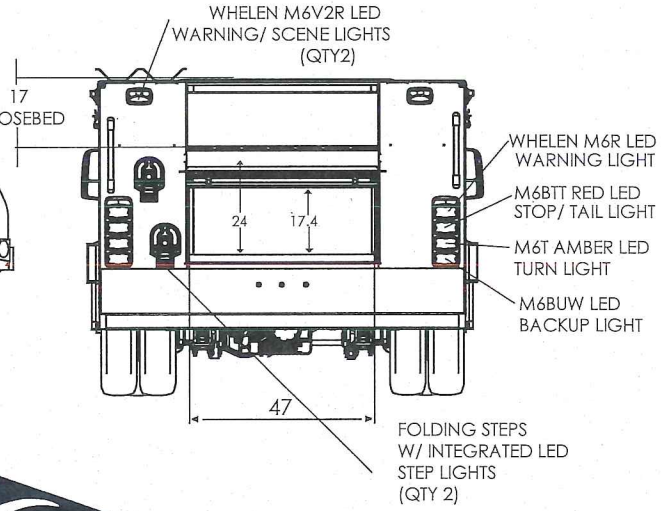
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ATTACHMENT E

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL STAFF REPORT

CASE NUMBER: SEZ2021-00010
TYPE OF CASE: Special Exception
CASE NAME: Fire Station 19 - City of Fort Myers
TOTAL ACREAGE: 2.3 acres
SUFFICIENCY DATE: December 27, 2021
HEARING EXAMINER DATE: February 24, 2022

Request
The applicant has requested a Special Exception to allow a Fire Station on a parcel zoned Agricultural (AG-2). The current use of the parcel is single-family residential and the applicant will utilize the existing structures on the property to support the City of Fort Myers Fire Department. The Land Development Code (LDC) considers a fire station to be a commercial use and must comply with the open space and buffering for commercial uses. The applicant has provided the code required open space and buffering per the Site Plan dated July 2021.

Open Space
The total acreage of the proposed project is 2.3 acres and is considered a small development per LDC Section 10-1. The applicant must provide 20% open space (0.46 acres) in accordance with LDC Section 10-415 and the site plan depicts the required open space being met through required buffers.

Buffers
LDC Section 10-416(d) requires certain types of buffers around the perimeter of the property that depend on the abutting zoning district or use. The subject property abuts the following zoning districts and uses:

North - Agriculturally zoned land with a single-family residential use. Applicant is required to provide a Type-F (30-foot wide; ten trees per 100 linear feet; and a double hedge) or a Type-C buffer (15-feet wide; five trees and 18 shrubs per 100 linear feet; and an eight-foot-in-height wall).

Applicant is providing a Type-F buffer.

South - Agriculturally zoned land with a single-family residential use. Applicant is required to provide a Type-F (30-foot wide; ten trees per 100 linear feet; and a double hedge) or a Type-C buffer (15-feet wide; five trees and 18 shrubs per 100 linear feet; and an eight-foot-in-height wall).

Applicant is providing both a Type-F buffer along the majority of the southern property line until the existing 20-foot-in-height metal garage encroaches into the 30-foot width. The remainder of the southern buffer is met through a Type-C buffer with the existing metal building acting as the eight-foot wall to comply with LDC Section 10-416(d).

East - Agriculturally zoned land that is vacant. No buffer is required.

Applicant is providing no buffer.

West - Palomino Lane right-of-way and a Type-D buffer (15-foot wide; five trees per 100 linear feet and a double staggered hedge).

Applicant is providing required buffer.

Staff is recommending the following condition to ensure required screening and buffering is provided in order to be compatible with the single-family residential property to the south:

If the existing, 20-foot-in-height metal building located along the southeast property line is removed, the owner must submit a development order to revise the buffer and provide a Type-F buffer (30-foot wide; ten trees per 100 linear feet; and a double hedge). The shrubs must be specified at 48-inches.

Summary

The applicant is complying with the LDC for open space and buffering. Staff has recommended a condition to ensure that if the existing metal building is removed from the site that the owner provides the code required buffer to ensure that the single-family residents to the south are protected.

Lee County
Southwest Florida

DEPARTMENT OF COMMUNITY DEVELOPMENT

Memo

To: Patrick Doty, Planner

From: Lili Wu, Planner, Senior

Date: Jan. 3, 2021

Subject: Fire Station 19-City of Fort Myers (SEZ2021-00010) Transportation-Related Analysis

Proposed Development

This application is a request to operate Station 19 (a mini station) for City of Fort Myers Fire Department.

Site Location

The subject site is located at 11631 Palomino Lane

Site Access

Access to the subject site will be provided via the existing driveway on Palomino Lane.

Palomino Lane is an minor collector maintained by County.

Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 10th Edition Report. Table 1 outlines the project proposed trip generation for weekday PM peak hour trips.

Table 1
Trip
Generation

Land Use	Weekday PM Peak Hour		
	In	Out	Total
Fire Station (1,488 sf)	0	1	1

Roadway Section Traffic Operation Level of Service Analysis

The level of service (LOS) analysis for roadway sections are not required for the application because the project trip generation for PM peak hour is less than 100 trips.

Conclusion

The proposed development will not have a detrimental impact on the surrounding roadway system.

Doty, Patrick

From: Evans, Marcus
Sent: Wednesday, January 12, 2022 11:49 AM
To: Doty, Patrick
Cc: Wu, Lili
Subject: SEZ2021-00010 First Station 19 - City of Fort Myers - Supplementary Traffic Study Review Comments

Patrick,

I've reviewed the latest documents for the subject case from a transportation perspective and have a few comments that may need further clarification from the applicant prior to and/or during the public hearing:

(1) The applicant's narrative describes that fire staff would daily work "from three rotating shifts", but that a shift change would occur "once per day at 7 a.m." Based upon this description, it appears that staff either work 8-hour or 24-hour shifts – not both. If staff work 8-hours shifts, it would appear that there would be 3 shift changes per day and not a single shift change.
(2) The applicant's narrative describes that "minimal" city police staff may share the site with fire staff during "normal working hours". Both "minimal" and "normal working hours" should perhaps be better defined. Also, while the narrative appears clear as to the maximum number of fire staff and trucks that will be stationed at the site, it is silent on the number of city police staff and patrol (or other) units that may use the site as an employment base.

In addition, in reviewing the traffic analysis for the case, it appears that the analysis may have underestimated the peak hour trips associated with the site. Assuming a single shift change at 7 a.m., for instance, if a maximum or 3 fire staff and 3 police staff (also assumed) arrive at, and 3 fire staff and 3 police staff leave the site within a 1-hour period in the morning, this would account for 12 total trip ends in the peak hour period. While this a relatively small number of trips and likely to have minimal impact on the level of service of both Palomino Lane and the surrounding road network, it may be a better estimate of what the neighborhood may experience in a more worse-case scenario with respect to trip generation.

Please consider including this e-mail as a supplement to Mr. Wu's traffic study substantive review comment memorandum. If you have questions regarding the above, please let me know. I'm glad to discuss questions either before and/or during the upcoming public hearing. Thanks, Patrick.

Marcus

Marcus Evans
Lee County Department of Community Development
(239) 533-8355

ATTACHMENT G

Lee County
Southwest Florida

Department of Community Development
Development Services Section

MEMORANDUM

Date: 01/26/2022

To: Patrick Doty, AICP

From: Brian Roberts, PE

Subject: SEZ2021-00010 Fire Station 19 – City of Fort Myers

The applicant is requesting a Special Exception to allow a Fire Station on property zoned Agricultural (AG-2) located at 11631 Palomino Lane. The subject property is approximately 2.3 acres and is currently developed as a single family residence with a pool, garage, pond, and a metal building at the rear of the site. Development Services has reviewed the site plan with respect to Chapter 10 and Chapter 34 technical standards and offers the following comments:

For the purposes of the review the proposed Fire Station has been reviewed as a commercial development:

- The site plan presented did not address the off street parking requirements in Land Development Code (LDC) Sections 34-2013 through 34-2017 and LDC Section 34-2020. During the sufficiency review Staff did communicate the requirements of the LDC for off street parking to include delineation of spaces, parking block requirements, lot aisle widths, space dimension, required parking, ADA requirements, and surfacing as well as referencing the applicable LDC sections. The applicant responded in their letter dated November 10, 2021 that off street parking will be provided in accordance with LDC Section 34-2011 at time of local development order approval and that a request for administrative deviations or relief would be submitted if necessary. It is important to note that the applicant did state that the Fire Station would not be open to the public and would house three fire personnel and one fire suppression vehicle (not a full-sized fire truck). The applicable sections for parking standards are contained in Chapter 34, therefore, it would be necessary for the applicant to obtain a variance at time of development order if the requirements are not met. At time of submittal of the variance request it will be determined if the administrative procedure can be applied. Given the existing development, minimal staff for each shift, no public access on the site and the need to reduce fire department response times to protect public safety and welfare, Staff agrees that a variance to the requirements, if necessary, can be achieved.

- Article IV of the LDC provides site design standards and guidelines for commercial development. The applicant, in their narrative, stated that no exterior changes will be made to the existing residential structure. Although the proposed use was reviewed as a

commercial use, LDC Section 10-602 states that the standards are applicable to all new development and for renovations and redevelopments **in all commercial districts** as well as in **commercial components of planned development districts** and DRIs. The subject property is not zoned as a commercial district, in a planned development or DRI, therefore the requirements of Article IV is not applicable.

- At the time of the sufficiency review Staff noted that the proposed development would require storm water management improvement to meet the requirements of LDC 10-321 at time of development order. The applicant indicated in their response letter dated November 10, 2021 that no storm water management improvements will be proposed for this project and that administrative deviations will be requested if necessary during the development order process. Staff does not agree that storm water management improvements are not required for the site. Additionally, LDC 10-104(a) only allows limited administrative deviations from storm water management requirements, not the requirement itself. Staff would not be supportive of a variance to storm water design requirements. However, the site does have sufficient area to provide the required storm water management improvement at time of development order.

- Palomino Drive, adjacent to the subject property, is a privately maintained roadway. The applicant will need to demonstrate legal access at the time of Development Order.

- During the sufficiency review staff noted a gated entrance. LDC 34-1748 provides regulations applicable to gated entry to commercial facilities. LDC 34-1748(1)(d)(5) does allow the Director of Development Service to waive or modify the locational requirements if they are not met at time of development order. The applicant will be required to demonstrate that the proposed gated entrance meets the requirements of LDC 34-1748 or provide information to justify to the Director that locational requirements can be waived or modified.

Development Services Staff does agree that the proposed use with applicable deviations and/or variances can be achieved on the site.

Please contact me if additional information is required.

Brian Roberts, P.E.
Plan Reviewer
Development Services

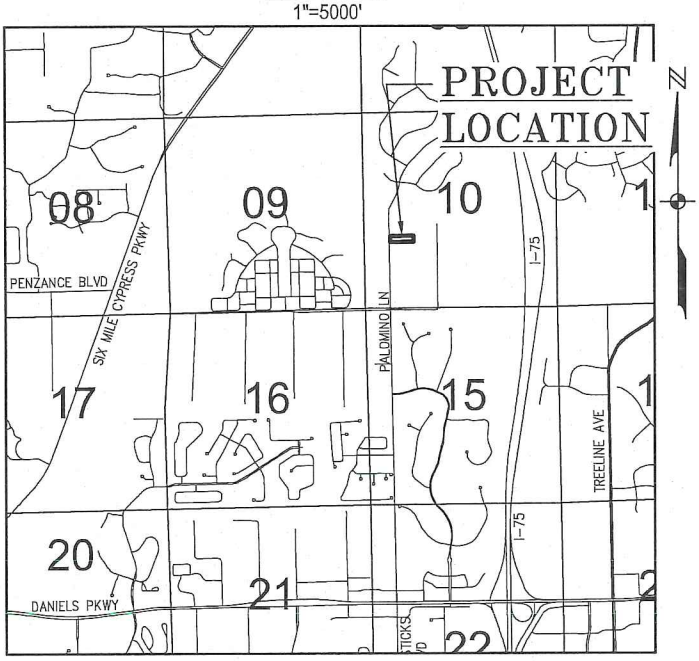
EXHIBIT A

SKETCH AND DESCRIPTION

11631 PALOMINO LANE
STRAP: 10-45-25-00-00006.0060

A PARCEL OF LAND LYING IN
SECTION 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'



0 1250 2500 5000
(INTENDED DISPLAY SCALE: 1"=5000')

THIS IS NOT A SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

REVIEWED
SEZ2021-00010
Hunter Searson, GIS Planner
Lee County Government
1/20/2022

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
RICHARD G. DANIELS (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7229
ON THE DATE ADJACENT TO THE SEAL.

THIS CERTIFICATION IS TO THE DATE OF THE ELECTRONIC SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. HORIZONTAL DATA AND COORDINATES SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, WHICH BEARS N89°30'55"E.
4. PARCEL CONTAINS 102,741 SQUARE FEET OR 2.36 ACRES, MORE OR LESS.
5. P.O.C. = POINT OF COMMENCEMENT
6. P.O.B. = POINT OF BEGINNING
7. UE = UTILITY EASEMENT
8. DE = DRAINAGE EASEMENT
9. N = NORTHING
10. E = EASTING
11. ORB = OFFICIAL RECORDS BOOK
12. ORI = OFFICIAL RECORDS INSTRUMENT
13. ROW, R/W = RIGHT-OF-WAY
14. SQ. FT. = SQUARE FEET
15. NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

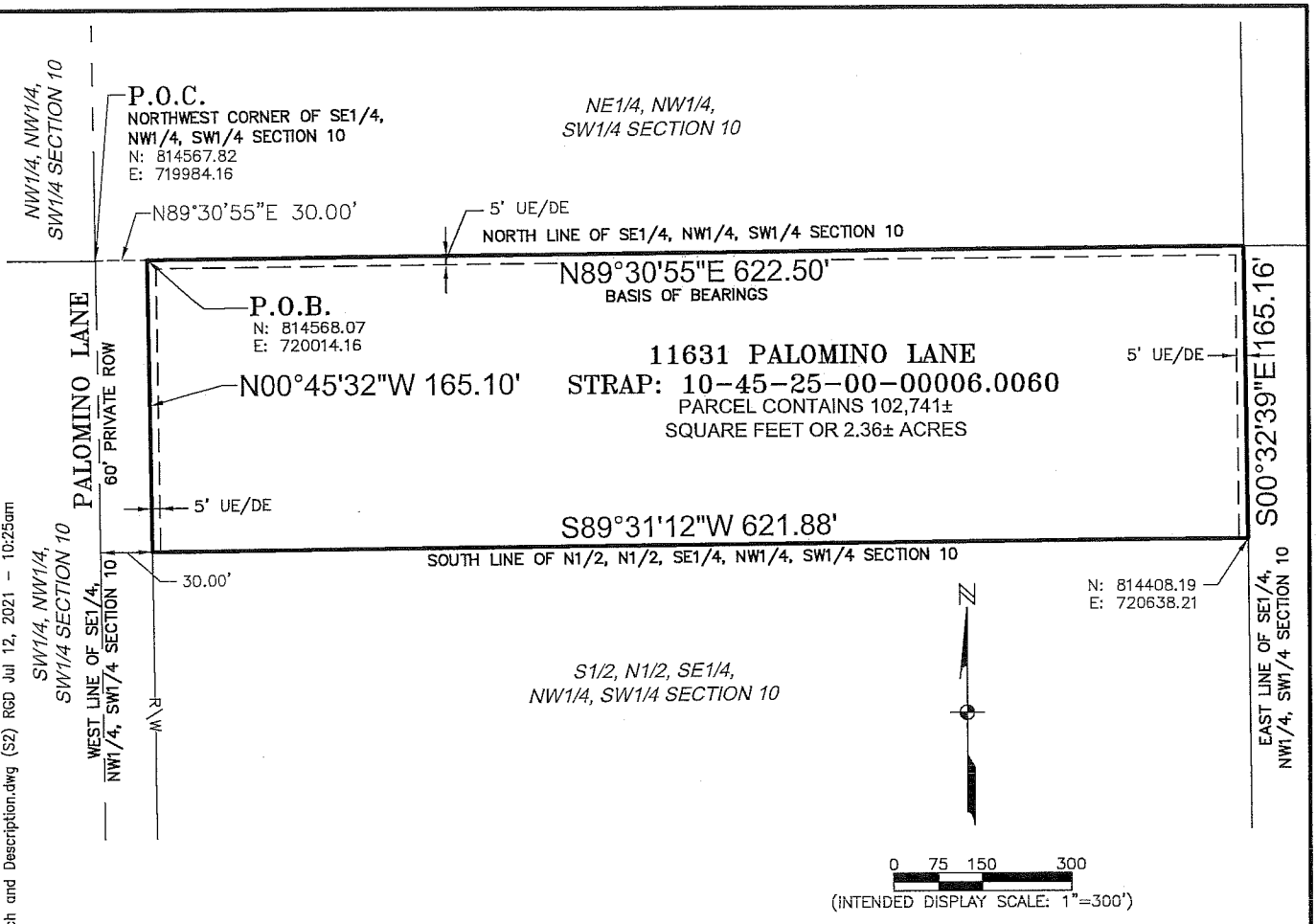
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
STRAP: 10-45-25-00-00006.0060
SECTION 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
07/09/2021	20214098-000	10-45-25	AS SHOWN	1 OF 2

\\FTMS01\Drawings\2021\20214098-000\Surveying\Sketches\20214098-000 11631 Palomino Ln Sketch and Description.dwg (S1) RGD Jul 12, 2021 - 10:25am

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.



DESCRIPTION

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

LESS: THE WESTERLY 30 FEET THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 4170, PAGE 3961.

A PARCEL OF LAND LYING THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, N89°30'55"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTH LINE, N89°30'55"E, A DISTANCE OF 622.50 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE ALONG SAID EAST LINE, S00°32'39"E, A DISTANCE OF 165.16 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE ALONG SAID SOUTH LINE, S89°31'12"W, A DISTANCE OF 621.88 FEET TO A LINE LYING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE ALONG SAID PARALLEL LINE, N00°45'32"W, A DISTANCE OF 165.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 102,741 SQUARE FEET OR 2.36 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY.

\\FTMS01\Drawings\2021\20214098-000\Surveying\Sketches\20214098-000 11631 Palomino Ln Sketch and Description.dwg (S2) RGD Jul 12, 2021 - 10:25am

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
STRAP: 10-45-25-00-00006.0060
SECTION 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
07/09/2021	20214098-000	10-45-25	AS SHOWN	2 OF 2

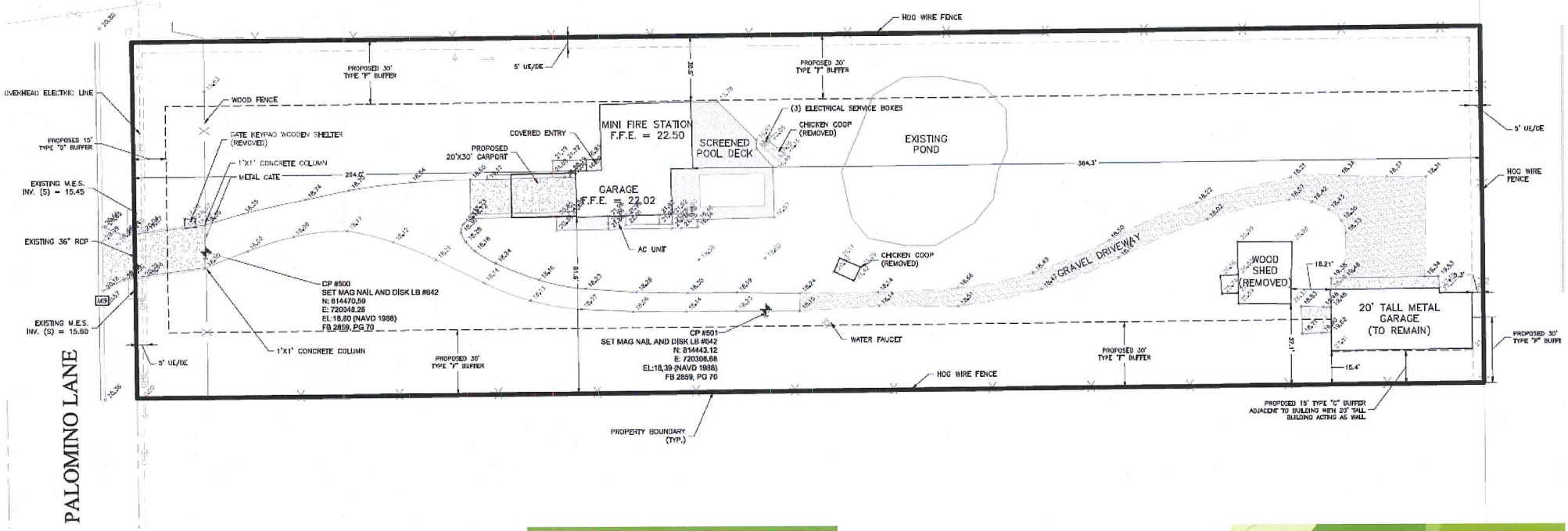
Fort Myers Fire Station 19
SEZ2021-00010

February 24, 2022

Patrick Doty, AICP, Principal Planner
Dept. Of Community Development

Lee County
Southwest Florida

STAFF'S
EXHIBIT 4



Retrofit an existing single family home into a mini-fire station for the City of Fort Myers within AG-2 Zoning.

Special Exception Requirements

LDC Sec. 34-145(c)(3)

1. Is consistent with the goals, objectives, policies and intent of the Lee Plan;
2. Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable;
3. Is compatible with existing and planned uses in the surrounding area;
4. Will not be injurious to the neighborhood or detrimental to the public welfare; and,;
5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

Hearing Examiner Findings

LDC Sec. 34-145(c)(4)

a) The Hearing Examiner must grant the special exception unless he or she finds the request conflicts with subsection (c)(3) of this section or the request is contrary to the public interest and the health, safety, comfort, convenience and welfare of the citizens of the County. If the Hearing Examiner determines denial is appropriate, the decision must cite to the specific legal authority for the denial.

b) The Hearing Examiner may attach conditions necessary for the protection of the health, safety, comfort, convenience or welfare of the general public. The conditions must rationally relate to the special exception.

48 Hour Memo - Staff Response

- Staff based condition 2 on the existing, unpermitted metal structure that was built for agricultural purposes in 2007, the new use would be for storage for a non-agricultural use within a flood zone.
- Staff based condition 3 on the buffering requirements for compatibility with surrounding uses and utilizing the existing accessory structure to satisfy part of the buffer requirements.
- Staff has not reviewed the landscape plan submitted as a part of the 48-Hour memo.

Future Land Use Categories:

Rural and Wetlands, Lee Plan Policy 1.4.1 and 1.5.1

- Rural Land use are areas that remain low density residential, ag uses and minimal non-residential uses.
- The Wetlands are areas for future preservation and very low density residential development.



Zoning:

Agriculture (AG-2)



Compatibility With Surrounding Uses

- Agricultural (AG-2)
- Rural, Conservation Lands and Wetlands Future Land Use
- Single family residential uses and vacant lands





SEZ2021-00010

Aerial

Subject Property

City Limits

N
W
E
S

0 500 1,000 1,500

Feet

Lee County
Southwest Florida

Lee Plan Analysis

- Policy 1.4.1 - CONSISTENT
  - The proposed exception is proposed solely within the existing single family home that does not alter the character of the single family home and the Rural Land Use Area.
- Policy 5.1.5 - CONSISTENT
  - The request, as conditioned, provides code compliant buffers between residential and the proposed non-residential use and is locating within an existing single family home that will not alter the residential nature of the area.
- Policy 6.1.2 - CONSISTENT
  - The request is below the threshold of a minor commercial development, is under 30,000 square feet and does not provide for the sale of convenience goods and service.

Proposed Safeguards

Applicant Provided:

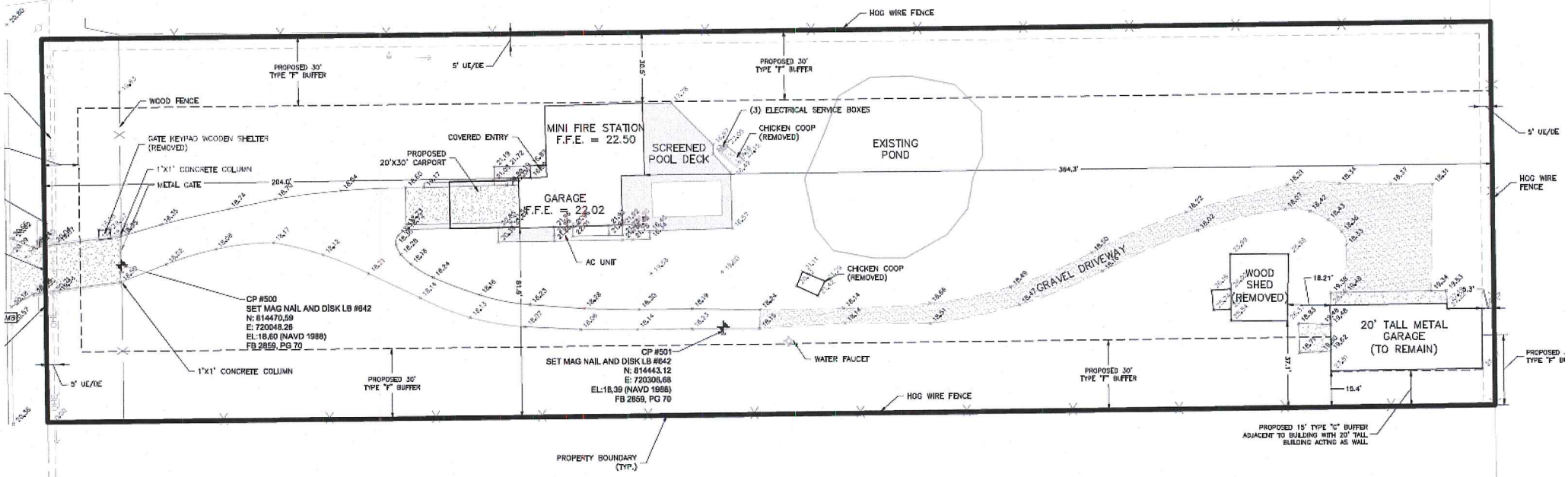
- No use of lights or sirens will be used with entering and exiting the subject property
- The use of Sirens, Flashing Lights and back up alarms will only be utilized once the vehicle has left he site and immediate neighborhood.

Staff Proposed Conditions

1. The development must be consistent with the site plan, Attachment C, "City of Fort Myers Fire Department" dated July 28, 2021.

2. An after the fact building permit must be obtained for the 20-foot tall metal garage proposed to be retained on site prior to the issuance of a certificate of compliance for any local development order. If no development order is required, then the applicant must obtain the required building permit prior to commencing the proposed use on the subject property.

3. If the existing, 20-foot-in-height metal building located along the southeast property line is removed, the owner must submit a development order to revise the buffer and provide a Type-F buffer (30-foot wide; ten trees per 100 linear feet; and a double hedge). The shrubs must be specified at 48-inches.


HOG WIRE FENCE
PROPOSED 30' TYPE "F" BUFFER
5' UE/DE
PROPOSED 30' TYPE "F" BUFFER
WOOD FENCE
GATE KEYPAD WOODEN SHELTER (REMOVED)
1'X1' CONCRETE COLUMN
METAL GATE
204.67'
COVERED ENTRY
PROPOSED 20'X30' CARPORT
MINI FIRE STATION F.F.E. = 22.50
SCREENED POOL DECK
(3) ELECTRICAL SERVICE BOXES
CHICKEN COOP (REMOVED)
EXISTING POND
384.3'
5' UE/DE
HOG WIRE FENCE
GARAGE F.F.E. = 22.02
AC UNIT
CHICKEN COOP (REMOVED)
GRAVEL DRIVEWAY
WOOD SHED (REMOVED)
20' TALL METAL GARAGE (TO REMAIN)
CP #500
SET MAG NAIL AND DISK LB #642
N: 814470.59
E: 720048.26
EL:18.60 (NAVD 1988)
FB 2859, PG 70
1'X1' CONCRETE COLUMN
CP #501
SET MAG NAIL AND DISK LB #642
N: 814443.12
E: 720306.66
EL:18.39 (NAVD 1988)
FB 2859, PG 70
WATER FAUCET
5' UE/DE
PROPOSED 30' TYPE "F" BUFFER
PROPOSED 30' TYPE "F" BUFFER
HOG WIRE FENCE
PROPOSED 15' TYPE "C" BUFFER ADJACENT TO BUILDING WITH 20' TALL BUILDING ACTING AS WALL
PROPERTY BOUNDARY (TYP.)

Conclusion

Therefore, staff finds the request for Special Exception meets the criteria for approval with conditions:

- ❑ The request is **CONSISTENT** with the goals, objectives, policies, and intent of the Lee Plan.
- ❑ The request will not negatively impact any environmentally critical or sensitive areas or natural resources.
- ❑ The request is compatible with existing uses surrounding the subject property, as conditioned.
- ❑ The request will not be injurious to the neighborhood or detrimental to the public welfare.
- ❑ The request will comply with zoning regulations pertaining to the use and other applicable regulations.

Questions?

Thank you

Perez, Maria

From: Anthony Palermo <apalermo@cityftmyers.com>
Sent: Tuesday, February 22, 2022 11:23 AM
To: Perez, Maria; Doty, Patrick; Toussaint, Tracy; Princing, Jamie
Cc: James Hayden; Amanda Martin; Tyler M. Sharp (tms@johnsoneng.com); GDiserio@dmjafl.com
Subject: RE: SEZ2021-00010 FIRE STATION 19-CITY OF FORT MYERS
Attachments: SEZ2021-00010 Fire Station 19 48 hr notice.doc

I will bring signed copies on Thursday. Thank you.

Tony Palermo, AICP
Assistant Director, Community Development Department
City of Fort Myers
1825 Hendry Street
Fort Myers, FL 33901
Work Phone: 239-321-7926
Cell: 239-220-1008
apalermo@cityftmyers.com

Community Department Mission Statement
"Dedicated to Serving the Community with Professionalism, Integrity, and Compassion."

From: Perez, Maria <MPerez@leegov.com>
Sent: Friday, February 18, 2022 11:32 AM
To: Anthony Palermo <apalermo@cityftmyers.com>; Doty, Patrick <PDoty@leegov.com>
Cc: Carpenter, Deborah <DCarpenter@leegov.com>; Sweigert, Rebecca <RSweigert@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Princing, Jamie <JLBaker@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Boone, Tina <TBoone@leegov.com>; Schaefer, Lauren <LSchaefer@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Sulzer, Jessica <JSulzer@leegov.com>; Swindle, Amanda <ASwindle@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Danley Jr, Dirk <DDanleyJr@leegov.com>; Adams, Joseph <JADAMS@leegov.com>; Jacob, Michael <MJacob@leegov.com>
Subject: SEZ2021-00010 FIRE STATION 19-CITY OF FORT MYERS

This email came from outside of the City of Fort Myers, please be cautious opening attachments or clicking on links.

APPLICANT'S EXH # 9

Good morning. Ms. Donna Marie Collins will be the Hearing Examiner presiding over the subject zoning case scheduled to be heard February 24, 2022.

I have attached instructions on how to submit 48-hour notice and the exhibit list.

A court reporter will not be in attendance. Applicant may hire a court reporter if they which to have one present.

Thank you.

MARIA D. PEREZ
ADMINISTRATIVE SPECIALIST SENIOR
LEE COUNTY HEARING EXAMINER'S OFFICE
BOARD OF COUNTY COMMISSIONERS
P.O. Box 398
(1500 Monroe Street)
Fort Myers, Florida 33902
Tel: (239) 533-8100

E-mail: perezmd@leegov.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, e-mail 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.

Please note our general office email address: hex@leegov.com

The City of Fort Myers
Community Development Department
Tony Palermo, AICP, Assistant Director
1825 Hendry Street
Fort Myers, FL 33901
● Phone: 239-321-7926 ● Email: apalermo@cityftmyers.com

February 22, 2022

Ms. Donna Marie Collins, Chief Hearing Examiner
1500 Monroe Street
Fort Myers, FL 33901

Mr. Patrick Doty, AICP Principal Planner
Lee County Community Development Department
1500 Monroe Street
Fort Myers, FL 33901

RE: SEZ2021-00010 Fire Station 19 – City of Fort Myers – 48 hour notice and exhibit list.

Dear Donna Marie and Patrick:

The City of Fort Myers has received the staff report for the above referenced case.

The applicant agrees with the staff analysis, findings and recommendation of approval with Condition #1. The applicant would like the opportunity to further discuss conditions #2 and #3 requiring either an after-the-fact permit or removal of the metal building on the SE corner, and whether or not these conditions are necessary or desirable considering the proposed use, limitation of the request, and minimal impacts on surrounding uses.

Should you have any further questions or if you would like to discuss this matter further, please do not hesitate to call me.

Sincerely,

Tony Palermo, AICP
Assistant Director, Community Development Department
City of Fort Myers

The City of Fort Myers
Community Development Department
Tony Palermo, AICP, Assistant Director
1825 Hendry Street
Fort Myers, FL 33901
● 239-321-7926 ● apalermo@cityftmyers.com

SEZ2021-00010 Fire Station 19 – City of Fort Myers – Exhibit list.

1. **RESUMES OF APPLICANT'S EXPERT WITNESSES;**
2. **APPLICANT'S POWER POINT;**
3. **APPLICANT'S PROPOSED LANDSCAPE PLANS;**
4. **STATION 19 ATTRIBUTES, DEUPUTY FIRE CHIEF;**
5. **APPLICANT'S SITE PLAN (FULL SIZED COPY).**

Perez, Maria

From: Anthony Palermo <apalermo@cityftmyers.com>
Sent: Tuesday, February 22, 2022 11:27 AM
To: Perez, Maria; Doty, Patrick; James Hayden; Tyler M. Sharp (tms@johnsoneng.com); Amanda Martin
Subject: RE: SEZ2021-00010 FIRE STATION 19-CITY OF FORT MYERS
Attachments: Tyler Sharpe JEI Resume.pdf; Tony Palermo AICP One Page Hearing Examiner.pdf; FD Hayden.James-R.9.17.21 (2).pdf

The City's expert witnesses.

From: Perez, Maria <MPerez@leegov.com>
Sent: Friday, February 18, 2022 11:32 AM
To: Anthony Palermo <apalermo@cityftmyers.com>; Doty, Patrick <PDoty@leegov.com>
Cc: Carpenter, Deborah <DCarpenter@leegov.com>; Sweigert, Rebecca <RSweigert@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Princing, Jamie <JLBaker@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Boone, Tina <TBoone@leegov.com>; Schaefer, Lauren <LSchaefer@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Sulzer, Jessica <JSulzer@leegov.com>; Swindle, Amanda <ASwindle@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Danley Jr, Dirk <DDanleyJr@leegov.com>; Adams, Joseph <JADAMS@leegov.com>; Jacob, Michael <MJacob@leegov.com>
Subject: SEZ2021-00010 FIRE STATION 19-CITY OF FORT MYERS

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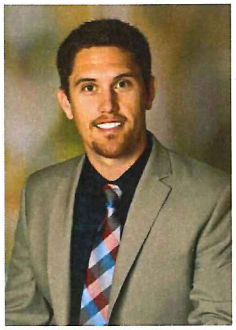
APPLICANT'S EXH # 6

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Please note our general office email address: hex@leegov.com

TYLER SHARPE, PE

Professional Engineer



tsharpe@johnsoneng.com
239.461.2434

Years Experience
10 years

Education/Training
B.S. Civil Engineering (2012)
Florida Gulf Coast University

Licensing & Registration
Florida Professional Engineer,
License No. 82277

Professional Affiliations
Florida Engineering Society,
President (Calusa Chapter)

FGCU Environmental and Civil Engineering Advisory Board Member

Tyler has been associated with Johnson Engineering since 2012. He is an engineer and works on projects with all branch offices of Johnson Engineering. Tyler's experience includes work on a variety of land development and transportation projects. Tyler has experience working in our development group where he is responsible for such tasks as site design, site grading, drainage system layout, underground utilities layout, earthwork calculations, quantity/construction cost estimates, plan production, permitting, coordination with outside consultants, and on-site construction inspection. His transportation group experience includes roadway design, traffic analysis and plan production.

Relevant Experience

- **North Fort Myers Public Library, Fort Myers, FL** - Tyler was project manager for this project taking it from the conceptual design phase to project certification. This required working with Lee County, the design team and the construction management team to develop a site which would best serve the community.
- **Bonita Springs Public Library, Fort Myers, FL** - Tyler was project manager for this project taking it from the conceptual design phase to project certification as well. This required working with Lee County, the City of Bonita Springs, the design team and the construction management team to develop a site which would best serve the community.
- **City of Fort Myers Fire Station #17, Fort Myers, FL** - Tyler is project manager coordinating with the City, fire department, design team and construction management team to design the proposed fire station. Besides design coordination, his project management responsibilities include overseeing site, stormwater and utility design, plan production, permitting, construction observation and certification of construction.
- **Lee County Emergency Operations Center Expansion, Fort Myers, FL** - Tyler is project manager coordinating with the County and design team to design the proposed emergency operations center expansion. Besides design coordination, his project management responsibilities include overseeing site, stormwater and utility design, plan production, permitting, construction observation and certification of construction.
- **Lee County Sports Complex, Fort Myers, FL** - Tyler assisted in all engineering aspects of the Sports Complex renovation. Tasks included coordination with all consulting parties of the design team, site design, permitting through Lee County, SFWMD and FDEP and plan production.
- **Southwest Florida International Airport Mediation of Hazardous Wildlife Areas, Fort Myers, FL** - Tyler assisted with project management of this project which consisted of redesigning water management areas within the airport operations area therefore requiring close coordination with Lee County Port Authority, Lee County and the general contractor completing the project's construction.
- **Florida Gulf Coast University, Fort Myers, FL** - Tyler has been involved in multiple projects for FGCU including, but not limited to, Eagle Hall (dorm building), Central Energy Plant (CEP) Expansion, FGCU Controller Modular Building, and FGCU Boardwalk. Tasks for these projects include site design, plan production, permitting, and construction inspection.
- **Florida Southwestern State College, Fort Myers, FL** - Tyler assisted in design, permitting through the SFWMD, and plan production of multiple small projects for FSW and is continuously involved in small projects as they arise.

Certifications

- Nuclear Gauge Safety (Exp. May 11, 2015)
- HAZMAT (Exp. May 11, 2015)
- Earthwork Construction Inspection-Level I (Exp. May 16, 2017)
- Asphalt Paving Technician-Level I (Exp. May 22, 2017)
- Intermediate Maintenance of Traffic (Exp. May 24, 2016)

JAMES HAYDEN

DEPUTY CHIEF OF ADMINISTRATION | FORT MYERS, FL

239-286-9551 | linkedin.com/in/james-hayden-sells/ | JHayden@CityFtMyers.com

PROFESSIONAL PROFILE

Mission-driven and collaborative deputy chief of administration with deep expertise in managing fire department operations, prevention, public safety, education, and department training to facilitate transformational change and drive results at all levels. Build effective working relationships with fellow employees, city officials, and division chiefs, applying critical thinking skills and flexibility under stressful conditions to safely lead teams in suppression, emergency medical services, hazardous materials, and public education. Direct and allocate workforces, managing fire department operations and overseeing Fire Prevention Bureau to align organizational goals, maximize efficiencies, and comply with federal, state, and local regulations. Leverage commercial property experience, construction management, and real estate license to expand and develop fire station locations, remodel existing sites, and negotiate best terms and conditions for facilities. Partner with Fire Chief to implement long-range strategic planning and budgeting. Facilitate HR administration to assess staff performance and resolve challenges. Mentor and coach staff via servant leadership to inspire positive, high-performance work culture. Lead community outreach, serving as department point of contact with excellent communication skills to establish public awareness, safe communities, and dedicated emergency response.

SKILLS

- Emergency Management & Response
- Expenditure Analysis & Budgeting
- Fire Services Operations
- Public Administration
- Union Negotiations
- Fire Safety & Community Outreach
- Stakeholder Relationships
- Task Force Leadership
- Employee Management
- HR Administration
- Commercial Real Estate
- Long-Range Planning
- Incident Management
- Public Engagement
- Risk Reduction

PROFESSIONAL EXPERIENCE

CITY OF FORT MYERS FIRE DEPARTMENT / Fort Myers, FL 2006-Present

Deputy Chief of Administration (2020-Present)

Manage 3 direct reports and $34M budget in administrative oversight across 8 facilities servicing 90,000 people and 20,000 call volume per annum. Direct Fire Prevention Bureau operations and oversee Fire Marshall with 8 matrixed reports. Collaborate with Fire Chief to assist in development of long-range strategies, business planning, fiscal year budget, expenditures, and capital improvements, stepping in as acting Fire Chief to assume responsibilities and lead overall operations in Fire Chief's absence. Administer human resources functions alongside city HR group for 128 employees, managing performance assessments, hiring processes, and personnel issues. Partner with public works department to maintain and manage fire stations. Direct apparatus committee to manage fleet of vehicles, facilitating end-to-end product development for trucks to ensure functionalities, delivery, and maintenance. Serve as area command on incident management team (IMT) rotation to provide strategic oversight of emergency coverage and allocation of countywide resources. Engage in Lee County Fire Chiefs Association and department communications group, as well as act on behalf of fire department to present at board and council meetings, collaborating at high-level across organizations. Identify and manage employee specialized certification groups.

- Secured property for new fire station facility and remodeled 3 fire stations in strategic expansion plans, negotiating favorable contract terms by leveraging real estate and construction expertise.
- Cultivated buy-in from senior leadership to approve procurement of 2 new fire trucks and design and delivery of new fire boat.
- Implemented 3 new software programs to create efficiency and standardization, including integration of department policies into PowerDMS platform to maintain department compliance, create policy accessibility, and reduce time-consuming paperwork.
- Rewrote and established comprehensive job descriptions for all executive staff with hired consultant to provide clarity of scope and allocate workloads to drive efficiencies.

JAMES HAYDEN

239-286-9551 | JHayden@CityFtMyers.com

- Adjusted emergency response model during global pandemic to mitigate COVID-19 exposure for emergency responders by delegating low acuity incident response calls to EMT services management.
- Facilitated distribution of communique on mental health and wellness of employees in fast-paced, high-stress work environments to support well-being and workplace performance.
    - Supported critical incident stress management (CISM) program to train specialized care associates in debriefing employees involved in sensitive emergency calls to prevent long-term PTSD.
- Created community risk reduction specialist role to expand fire prevention efforts initiative.
- Facilitated successful promotional process of battalion chief and captain without union grievances.
- Negotiated and instituted countywide closest unit response agreement with 10 neighboring districts.

Division Chief of Operations (2017-2020)
Managed $24M budget and led 6 direct reports, 37 matrixed reports, and 111 employees in day-to-day division operations and emergency services. Provided administrative support to Fire Chief in development, implementation, and monitoring of policies and procedures related to emergency service delivery, development of long-range plans, budget preparation, and procurement of equipment. Coordinated fire service calls with crew to ensure resources and allocate workforce in daily operations and emergency response. Leveraged geographic information systems (GIS) and conducted data analysis to secure on-time delivery of correct apparatus for appropriate locations. Served on rotational IMT as task force leader. Worked with county lands office to develop and maintain lease agreements and negotiate costs related to occupying city spaces. Assessed health and safety needs of staff in conjunction with operations chief and collaborated with operations department in design of new equipment and vehicles. Served as key decision-maker in employee performance and enforcement of policies. Acted provisionally within national incident management systems (NIMS) and incident command systems.

- Implemented Lexipol platform to integrate policies and procedures for ongoing statute compliance.
- Created safety manual in alignment with Florida state laws, organizing and developing health and safety committee in creation and execution to prove compliance across local, state, and federal regulations.
- Deployed to Hurricane Dorian disaster area with team as first responders to category five hurricane crisis (2019).

Captain (2013-2017)
Managed team and station budget in crewing and running comprehensive emergency calls, training staff and executing organizational policies and procedures. Facilitated physical conditioning programs for health and safety of firefighters. Provided supervision of assigned personnel to ensure operational readiness of employees, apparatus, and station in order to secure emergency scenes, communicate effectively, and make critical decisions.

- Pioneered initiative to reduce waste of resources on low acuity calls in collaboration with senior leadership.
- Served as strategic and hands-on command during Hurricane Irma (2017).
- Chaired apparatus committee for equipment procurement and provided guidance on facilities planning.

Firefighter & Engineer (2006-2013)
Performed hands-on fire suppression skills in team environment, emergency medical services for critically injured as EMT-B, and participated in public outreach in school and community safety demonstrations as public safety provider.

Additional roles include Real Estate Broker for Hayden Real Estate, LLC, and Construction Project Manager for CK Products West, Inc.

EDUCATION AND CERTIFICATIONS

FLORIDA GULF COAST UNIVERSITY – **Master in Public Administration,** Online (anticipated 2022)
HODGES UNIVERSITY – **Bachelor of Science in Management, Field Test in Business,** Naples, FL ~*With Honors*~
HODGES UNIVERSITY – **Associate Science Degree in Business Administration,** Naples, FL ~*With Honors*~
Cornell University eCornell -- Labor Relations Certificate, Online (2019)
Larson Educational Services – State Certified Real Estate Broker, BK3249634 – (2011)
National Fire Academy – Command & Control Incidents Certification (2019)
State of Florida – Florida Safety Officer Certificate (2019)
Edison Community College – State Certified EMT (2006)
Fort Myers Fire Academy – State Certified Firefighter I & II (2006)

NIMS and other related certifications available upon request.

Tony Palermo, AICP, MPA

1825 Hendry Street • Fort Myers, FL 33901

Phone Work (239) 321-7926 • Email apalermo@cityftmyers.com

PROFESSIONAL EXPERIENCE

City of Fort Myers - Community Development Department
Assistant Director – 2017-Present

Assist the Department Director in the administration and supervision of the Planning, Building, Permitting & Inspections, Housing, and Code Enforcement Divisions. $9.2 million annual budget and 73 full-time employees.

Lee County - Community Development Department
Senior Planner - 2002-2017

Responsible for zoning cases, land development code amendments, customer service, and special projects in the Zoning Section. Prepared staff reports and provided expert testimony in zoning cases for the Lee County Hearing Examiner and the Lee County Board of County Commissioners.

Sarasota Office of Housing & Community Development
Project Coordinator - 1999-2002

Responsible for the coordination and preparation of the *Consolidated Plan*. Assisted in the administration of State Housing Initiatives Partnership (SHIP), HOME, Community Development Block Grant (CDBG) and Section 8 Rental Assistance programs.

Charlotte County, Community Development Department
Planner - 1997-1999

Current Planning Division – Customer service, special exceptions, variances, rezoning and other zoning cases.

Charlotte Sun Herald
Staff Writer, 1994-1997

Daily newspaper reporter responsible for writing local news and features in Southwest Florida, with a focus on local government.

EDUCATION

George Washington University, Washington, DC

Masters in Public Administration (MPA), 1993

Bachelor of Arts (BA), Political Communication, 1991

PROFESSIONAL ASSOCIATIONS

American Planning Association (APA; American Institute of Certified Planners (AICP) (2007-Present).

APA Florida Chapter: Vice-President for Section Affairs (2021-Present).

APA Florida Chapter: Promised Lands Section Chair (2013-2017); Professional Development Officer (2011-2013).

Florida Planning & Zoning Association (FPZA); Calusa Chapter, Board of Directors (2021-Present).

Member: Urban Land Institute (ULI) & Real Estate Investment Society (REIS) of Southwest Florida

Perez, Maria

From: Anthony Palermo <apalermo@cityftmyers.com>
Sent: Tuesday, February 22, 2022 11:33 AM
To: Perez, Maria; Doty, Patrick
Cc: Toussaint, Tracy; Princing, Jamie; Workman, Elizabeth; James Hayden; Tyler M. Sharp (tms@johnsoneng.com); Amanda Martin; GDiserio@dmjafl.com
Subject: RE: SEZ2021-00010 FIRE STATION 19-CITY OF FORT MYERS
Attachments: Palimino Fire Station Preliminary LS.pdf; 11631 Palomino Lane Site Plan.pdf; Station 19 Attributes.pdf

Lastly, I will bring copies of these exhibits – including full sized more readable site plan and new landscape plans. Thank you. See you Thursday.

Tony Palermo, AICP
Assistant Director, Community Development Department
City of Fort Myers
1825 Hendry Street
Fort Myers, FL 33901
Work Phone: 239-321-7926
Cell: 239-220-1008
apalermo@cityftmyers.com

Community Department Mission Statement
"Dedicated to Serving the Community with Professionalism, Integrity, and Compassion."

RE: SEZ2021-00010 Fire Station 19 – City of Fort Myers – 48 hour notice and exhibit list.

Dear Donna Marie and Patrick:

The City of Fort Myers has received the staff report for the above referenced case.

The applicant agrees with the staff analysis, findings and recommendation of approval with Condition #1. The applicant would like the opportunity to further discuss conditions #2 and #3 requiring either an after-the-fact permit or removal of the metal building on the SE corner, and whether or not these conditions are necessary or desirable considering the proposed use, limitation of the request, and minimal impacts on surrounding uses.

Should you have any further questions or if you would like to discuss this matter further, please do not hesitate to call me.

Sincerely,

Tony Palermo, AICP
Assistant Director, Community Development Department
City of Fort Myers

SEZ2021-00010 Fire Station 19 – City of Fort Myers – Exhibit list.

APPLICANT'S EXH # C

1. **RESUMES OF APPLICANT'S EXPERT WITNESSES;**
2. **APPLICANT'S POWER POINT;**
3. **APPLICANT'S PROPOSED LANDSCAPE PLANS;**
4. **STATION 19 ATTRIBUTES, DEUPUTY FIRE CHIEF;**
5. **APPLICANT'S SITE PLAN (FULL SIZED COPY).**

From: Perez, Maria <MPerez@leegov.com>
Sent: Friday, February 18, 2022 11:32 AM
To: Anthony Palermo <apalermo@cityftmyers.com>; Doty, Patrick <PDoty@leegov.com>
Cc: Carpenter, Deborah <DCarpenter@leegov.com>; Sweigert, Rebecca <RSweigert@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Princing, Jamie <JLBaker@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Boone, Tina <TBoone@leegov.com>; Schaefer, Lauren <LSchaefer@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Sulzer, Jessica <JSulzer@leegov.com>; Swindle, Amanda <ASwindle@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Danley Jr, Dirk <DDanleyJr@leegov.com>; Adams, Joseph <JADAMS@leegov.com>; Jacob, Michael <MJacob@leegov.com>
Subject: SEZ2021-00010 FIRE STATION 19-CITY OF FORT MYERS

This email came from outside of the City of Fort Myers, please be cautious opening attachments or clicking on links.

Good morning. Ms. Donna Marie Collins will be the Hearing Examiner presiding over the subject zoning case scheduled to be heard February 24, 2022.

I have attached instructions on how to submit 48-hour notice and the exhibit list.

A court reporter will not be in attendance. Applicant may hire a court reporter if they which to have one present.

Thank you.

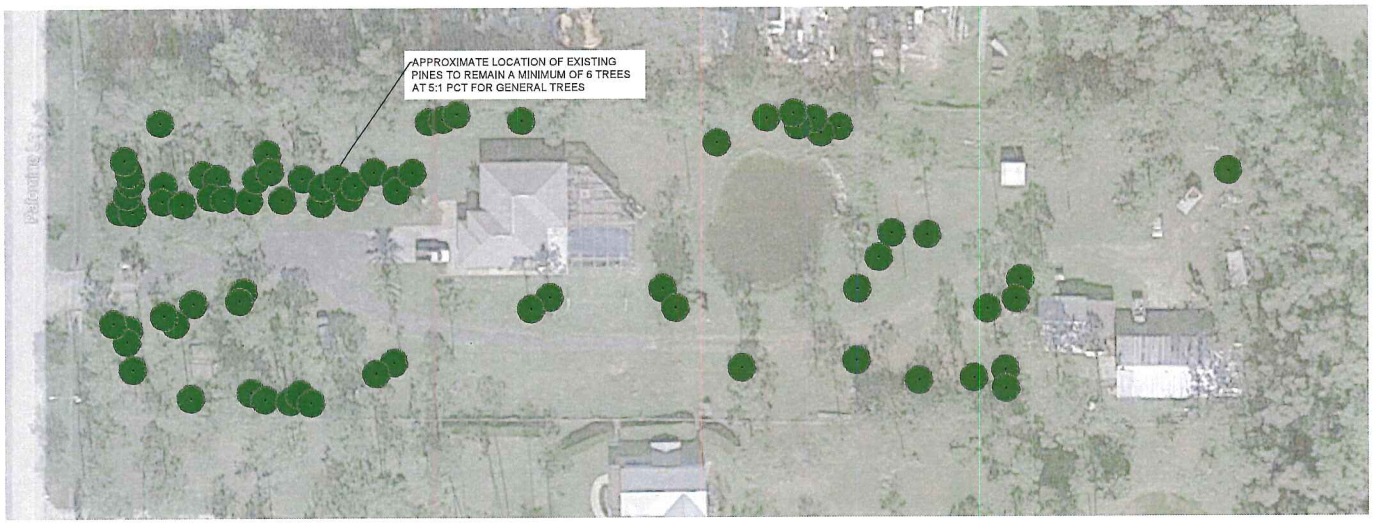
MARIA D. PEREZ
ADMINISTRATIVE SPECIALIST SENIOR
LEE COUNTY HEARING EXAMINER'S OFFICE

BOARD OF COUNTY COMMISSIONERS
P.O. Box 398
(1500 Monroe Street)
Fort Myers, Florida 33902
Tel: (239) 533-8100

E-mail: perezmd@leegov.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, e-mail 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.

Please note our general office email address: hex@leegov.com

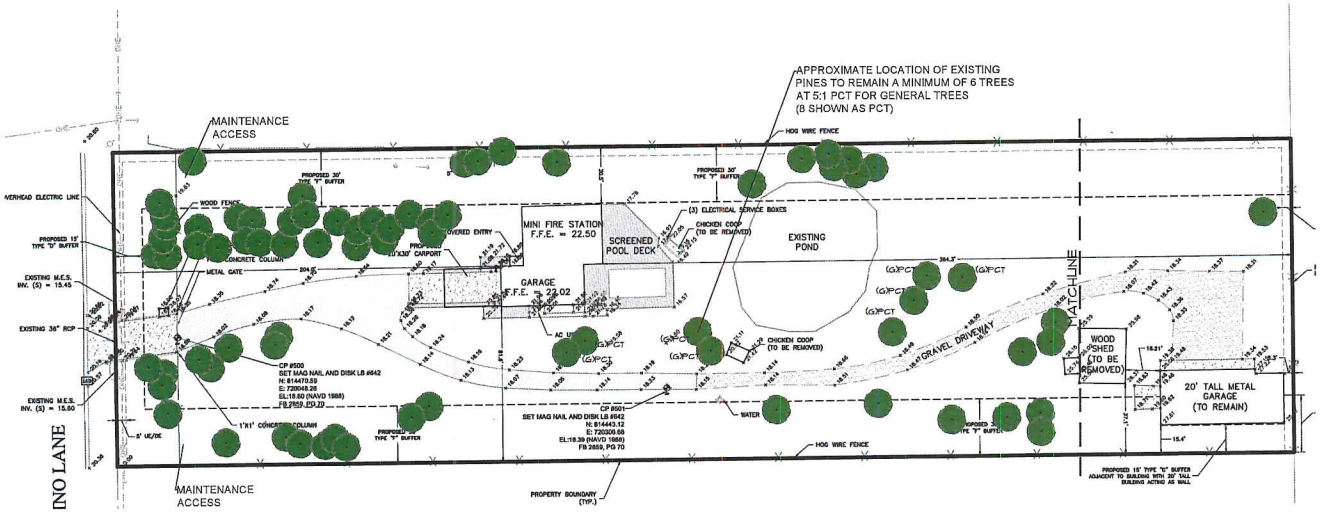


SITE AERIAL

SCALE 1" = 30'

0' 20' 30' 60' 90'

PLAN SCALE REDUCED WHEN PRINTED 11x17



LANDSCAPE CALCULATIONS

SCALE 1" = 30'

0' 20' 30' 60' 90'

PLAN SCALE REDUCED WHEN PRINTED 11x17

INTERNAL UTILITY EASEMENT - NO TREES OR LARGE SHRUBS SHALL BE PLANTED INSIDE THESE ZONES.

EXOTIC REMOVAL NOTE:

ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.

EXOTICS EXIST PRINCIPLE ALONG THE PROPERTY EDGES.
REMAINDER OF SITE IS A MAINTAINED MOWED BAHIA TURF

SITE DATA

NOTE: PARCEL CALCULATIONS HAVE BEEN SEPARATED INTO PHASES TO ALLOW FOR PARCEL(S) TO REMAIN COMPLIANT WITH LDC IF A LOT SPLIT IS PERMITTED IN THE FUTURE.

TOTAL SITE
LAND USE: FIRE STATION
SITE AREA = 103,244 SF (2.37 AC.)

OPEN SPACE
SITE AREA = 103,244 SF (2.37 AC.)
OPEN SPACE REQUIRED (30% MINIMUM)
OPEN SPACE PROVIDED = 30,973SF (X % PER HATCHING)

GENERAL TREES REQUIRED
1 TREE PER 3500 SF
103,244 SF / 3,500 = 30 TREES REQUIRED AND 30 PROVIDED THROUGH EXISTING PINES (4"-9" CALIPER @5:1 CREDIT) ADDITIONAL TREES SHOWN AND ARE SCHEDULED TO REMAIN.

INTERNAL PARKING LANDSCAPE REQUIREMENTS
(proposed parking)
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED.
XX SF x 10% = 12,290 SF INTERNAL LANDSCAPE REQUIRED AND 14,500 SF PROVIDED PER HATCHING.
1 TREE PER 250 SF. OF INTERNAL LANDSCAPE AREAS
XX SF/250 = X TREES REQUIRED AND X TREES PROVIDED; LABELED AS (P).

BUILDING PERIMETER PLANTINGS (PROPOSED RESTROOM)
10% OF THE BUILDING FIRST FLOOR AREA IS REQUIRED.
BUILDING
2,300 SF X 10% =230 SF INTERNAL LANDSCAPE REQUIRED AND XX SF PROVIDED PER HATCHING.

PROPERTY BUFFERS

EXISTING NATIVE VEGETATION (NOT IN EASEMENTS) MAY BE USED TO FULL FILL BUFFER REQUIREMENTS WHERE EXISTING

PROJECT NORTH BUFFER
30' TYPE "F" BUFFER WITH 10 TREES AND 66 SHRUBS PER 100 L.F.
620 LF / 100 X 10 =62TREES REQUIRED AND 62 PROVIDED; LABELED AS (NB).
620 LF / 100 X 66 = 409 SHRUBS REQUIRED AND 409 PROVIDED; LABELED AS (NB)
SHRUBS TO BE 48" IN HEIGHT, MAINTAINED ABOVE 60" HT

PROJECT SOUTH BUFFER
30' TYPE "F" BUFFER WITH 10 TREES AND 66 SHRUBS PER 100 L.F.
620 LF / 100 X 10 =62TREES REQUIRED AND 62 PROVIDED; LABELED AS (SB).
620 LF / 100 X 66 = 409 SHRUBS REQUIRED AND 409 PROVIDED; LABELED AS (SB)
SHRUBS TO BE 48" IN HEIGHT, MAINTAINED ABOVE 60" HT

PROJECT WEST BUFFER
15' TYPE "D" BUFFER WITH 5 TREES AND 66 SHRUBS PER 100 L.F.
140 LF (W/O DRIVEWAYS) / 100 X 5 = 7TREES REQUIRED AND 7 PROVIDED THROUGH EXISTING PINES; LABELED AS (WB).
140 LF / 100 X 66 = 92 SHRUBS REQUIRED AND 92 PROVIDED; LABELED AS (WB)

PROJECT EAST BUFFER
NO BUFFER REQUIRED

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337 - 5525
Fax: (239) 337 - 4464
4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, Florida 33952
Phone: (941) 235 - 2217
Fax: (239) 337 - 4464
L.A. LICENSE: LC C000063

PROJECT INFORMATION:
PALIMINO LANE FIRE STATION
N. Fort Myers, Florida

PREPARED FOR:
CITY OF FORT MYERS
CHIEF JAMES HAYDEN
FORT MYERS, FLORIDA

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J DISERIO, R.L.A.
R.L.A. NO. 940
STATE OF FLORIDA

PROJECT NO.	222007
PROJECT MGR.	Gregory J Diserio, RLA
FILE NAME:	PALMINO FIRE STA L8
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

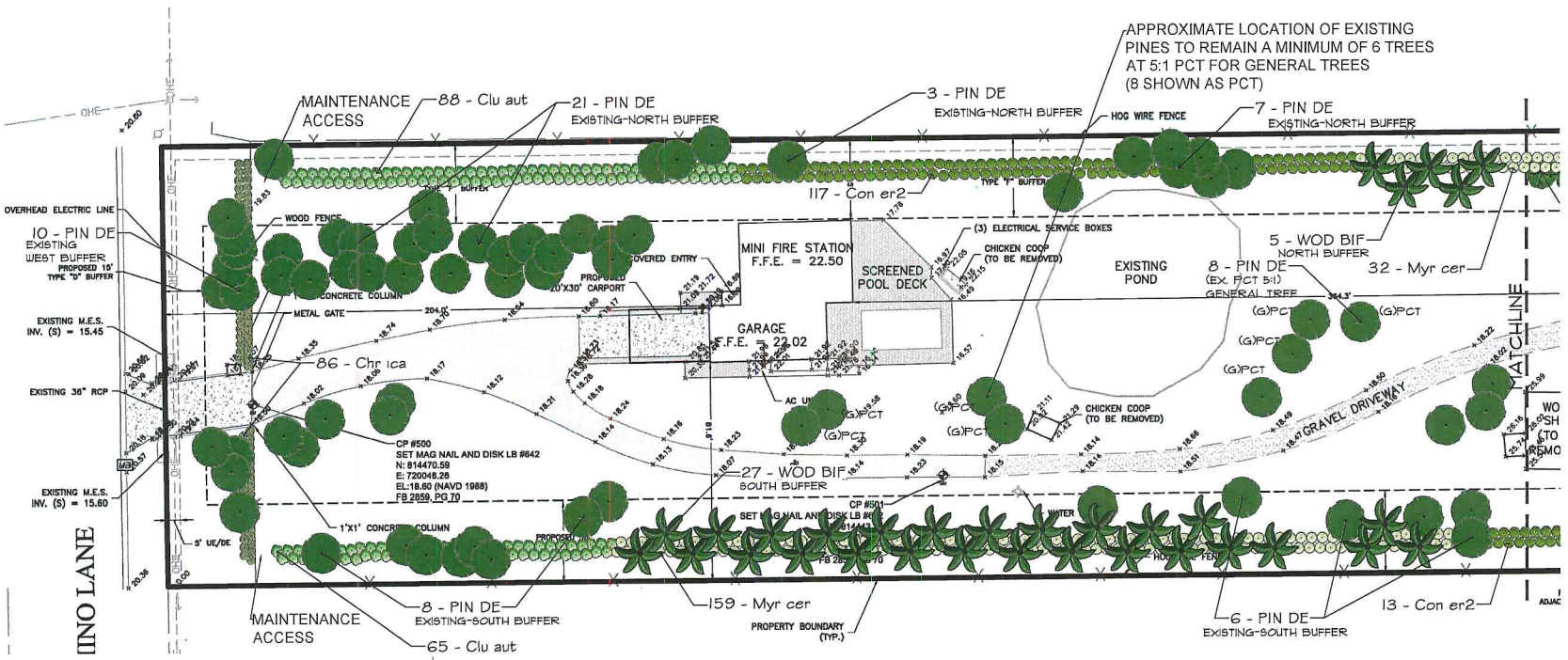
ISSUED FOR:
LDO SUBMITTAL

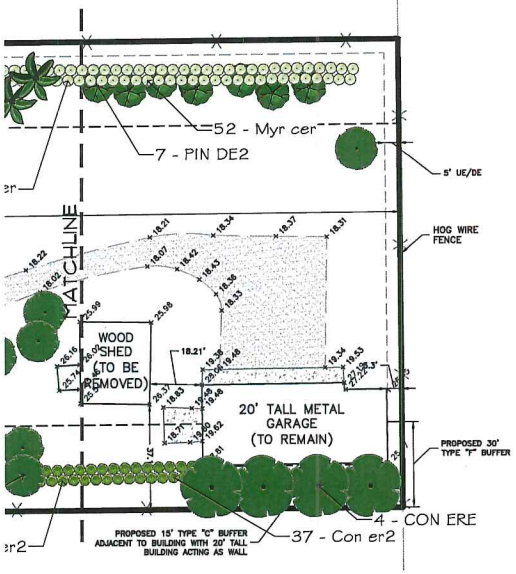
ISSUED DATE: JAN. X, 2022
REVISIONS:

SHEET TITLE:
LANDSCAPE COMPLIANCE CALCULATIONS

SHEET NUMBER:
L - 1

CALL 48 HOURS BEFORE YOU DIG
811
IT'S THE LAW! (SAFE 811)
It is not safe to excavate BELOW. Call before you dig.





PRELIMINARY PLANT SCHEDULE SITE LANDSCAPE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CON ERE	4	Conocarpus erectus Buttonwood NATIVE	Min. 2" Cal., 10' Ht., 4' Sprd.
	PIN DE	75	Pinus elliotti densa Slash Pine EXISTING: 4"-9" caliper	EXISTING TO REMAIN
	PIN DE2	7	Pinus elliotti densa Slash Pine NATIVE	Min. 2" Cal., 10' Ht., 4' Sprd.
	WOD BIF	32	Wodyetia bifurcata Foxtail Palm RELOCATED FROM CITY FM NURSERY BY CITY	10'-12' CT
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	Chr Ica	86	Chrysobalanus Icaco Coco Plum NATIVE	3 gal., 24" ht
	Clu aut	153	Clusia rosea Autograph Tree NATIVE	4' Ht.
	Con er2	168	Conocarpus erectus Buttonwood NATIVE	4' Ht.
	Myr cer	240	Myrica cerifera Wax Myrtle NATIVE	4' Ht.

NOTES:
- *ABOVE CODE PLANTINGS TO BE INSTALLED AT THE OPTION OF THE OWNER. REFER TO PLANTING PLAN LABELS FOR ABOVE CODE PLANTINGS.
- *CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA SOD.
- *ALL PLANTINGS TO BE MULCHED WITH 3" DARK BROWN ORGANIC MULCH GRADE B OR BETTER. CYPRESS MULCH PROHIBITED.
- *CONTRACTOR RESPONSIBLE FOR VERIFICATION OF QUANTITIES AT TIME OF BIDDING.
- *CONTRACTOR RESPONSIBLE FOR SOD AND MULCH QUANTITIES.

LANDSCAPE PLAN

SCALE 1" = 20'
0' 10' 20' 40' 60'
PLAN SCALE REDUCED WHEN PRINTED 11x17

INTERNAL UTILITY EASEMENT - NO TREES OR LARGE SHRUBS SHALL BE PLANTED INSIDE THESE ZONES.

CALL 48 HOURS BEFORE YOU DIG 811 IT'S THE LAW! DIAL 811 (Tidewater Below, Call Before You Dig)

DMJA
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PROJECT INFORMATION:
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N. Fort Myers, Florida

PREPARED FOR:
CITY OF FORT MYERS
CHIEF JAMES HAYDEN
FORT MYERS, FLORIDA

CONSULTANT:

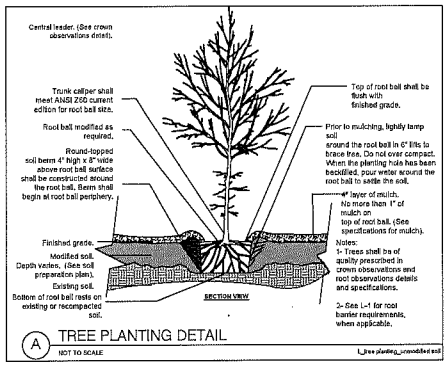
DESIGN PROFESSIONAL:
GREGORY J DISERIO, R.L.A.
R.L.A. NO. 843
STATE OF FLORIDA

PROJECT NO.	222007
PROJECT MGR:	Gregory J Diserio, RLA
FILE NAME:	PALIMINO FIRE STA LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	LDO SUBMITTAL

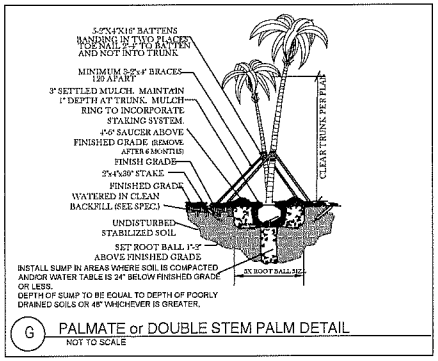
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REVISIONS:

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

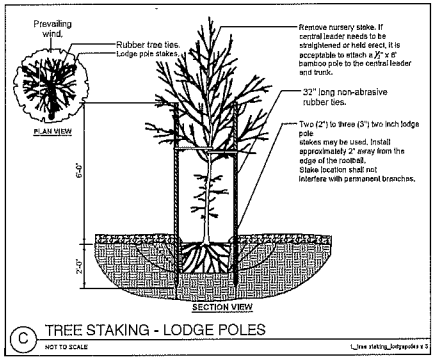
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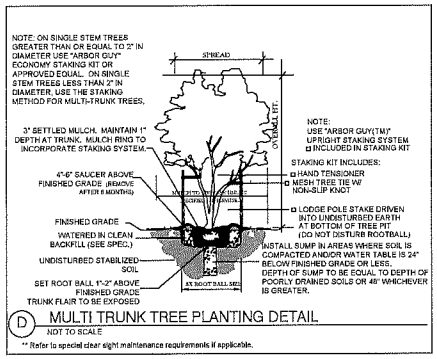
A TREE PLANTING DETAIL
NOT TO SCALE
L_tree planting_unmodified soil



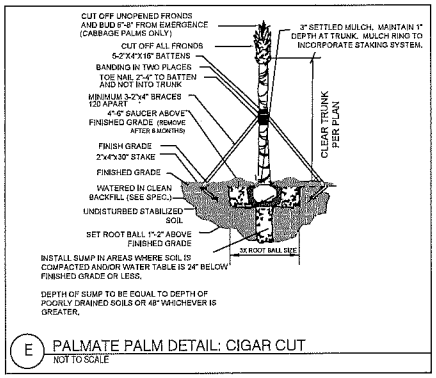
G PALMATE or DOUBLE STEM PALM DETAIL
NOT TO SCALE



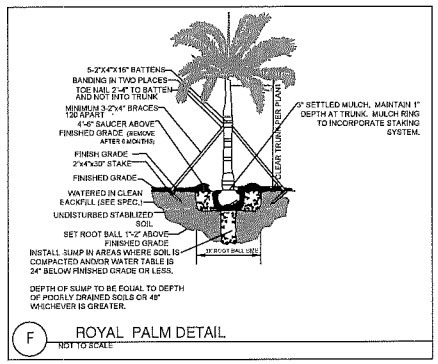
C TREE STAKING - LODGE POLES
NOT TO SCALE
L_tree staking_lodgepoles x 3



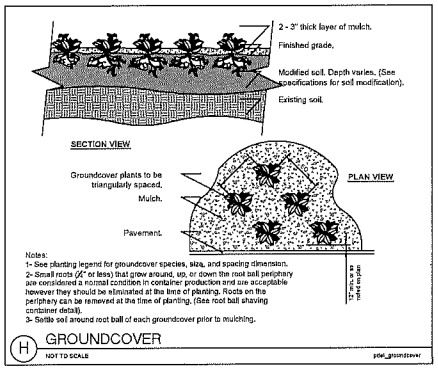
D MULTI TRUNK TREE PLANTING DETAIL
NOT TO SCALE
** Refer to special clear sight maintenance requirements if applicable.



E PALMATE PALM DETAIL: CIGAR CUT
NOT TO SCALE



F ROYAL PALM DETAIL
NOT TO SCALE



H GROUNDCOVER
NOT TO SCALE
plan_groundcover

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (OR BETTER), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM, MINIMUM OF 6' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING. CYPRESS MULCH IS PROHIBITED
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
8. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES.
9. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
12. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
13. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS.
14. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS.
15. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
16. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
17. THE HEIGHT OF ALL TREES, PALMS, AND SHRUBS LOCATED WITHIN THE BUFFER AREAS MUST BE MEASURED FROM THE PARKING LOT GRADE OF THE PROJECT SITE. ALL OTHER PLANTS ARE MEASURED FROM THE FINAL GRADE IN WHICH THEY RESIDE. TREE AND SHRUB HEIGHTS MAY NOT BE LESS THAN THE MINIMUM REQUIREMENTS SET FORTH IN LEE COUNTY LDC SECTION 10-420(C) AND 10-420(D). TREE CALIPER SHALL BE MEASURED ACCORDING TO THE Florida Grades and Standards for Nursery Stock, AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY.
19. PRIOR TO CERTIFICATE OF COMPLIANCE ALL PROTECTED TREES MUST BE HEALTHY AND VIGOROUS, OTHERWISE THEY MUST BE REPLACED AT A 5:1 RATIO WITH LIKE SPECIES. A MINOR CHANGE MUST BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROTECTED CREDIT TREES THAT ARE REPLACED IN ORDER TO MEET THE GENERAL TREE REQUIREMENTS.
20. PROTECTED CREDIT TREES SHALL BE HEALTHY AT TIME OF CERTIFICATE OF COMPLIANCE. SHOULD THEY DIE, THEY SHALL BE REPLACED AT CREDIT RATIOS WITH SIMILAR SPECIES.
21. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
22. THE ROOT BALLS OF ALL CONTAINERIZED PLANT MATERIAL WILL BE LOOSENED, AND THAT ALL CIRCLING ROOTS WILL BE REMOVED, PRIOR TO THEIR INSTALLATION.
23. ALL BUFFER PLANTINGS SHALL BE NATIVE SPECIES PER ZONING RESOLUTION.

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
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Phone: (239) 337 - 5525
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Phone: (941) 235 - 2217
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L.A. LICENSE: LC C000063

PROJECT INFORMATION:
PALIMINO LANE FIRE STATION
N. Fort Myers, Florida

PREPARED FOR:
CITY OF FORT MYERS
CHIEF JAMES HAYDEN
FORT MYERS, FLORIDA

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J DISERIO, R.L.A.
R.L.A. NO. 840
STATE OF FLORIDA

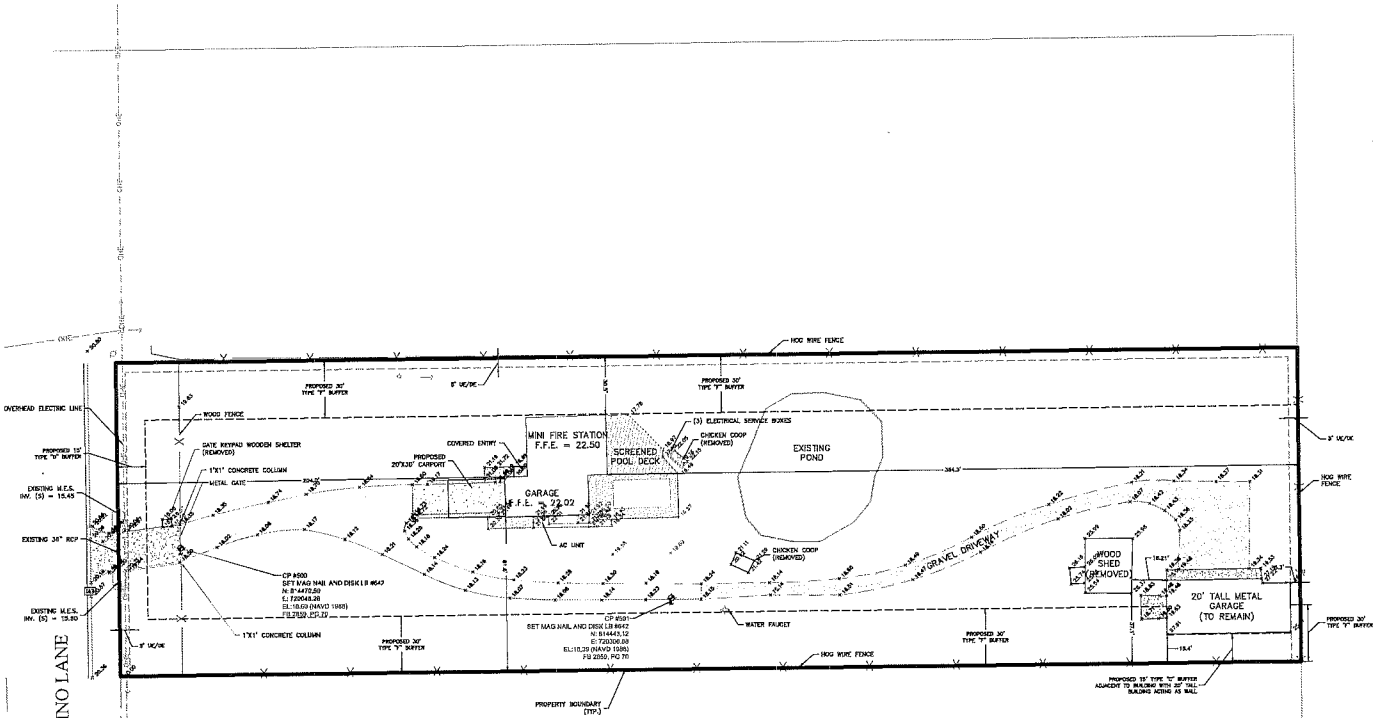
PROJECT NO.	222007
PROJECT MGR:	Gregory J Diserio, RLA
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CAD TECH:	GJD
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ISSUED FOR:	LDO SUBMITTAL

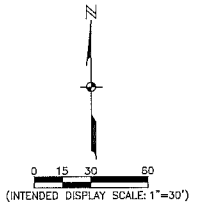
ISSUED DATE: JAN. X, 2022
REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L - 3

CALL 48 HOURS BEFORE YOU DIG
811
IT'S THE LAW! DIAL 811
Know what's BELOW. Call before you dig.
Sunshine State One Call of Florida, Inc.





LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK WALKWAY

GENERAL NOTES:

- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE BUFFER AREAS.
- ALL EXISTING NATIVE VEGETATION REMAINING ALONG NORTH, SOUTH AND WEST PROPERTY LINES SHALL COMPLY WITH BUFFER REQUIREMENTS PER LEE COUNTY LDC SEC. 10-416 (D).
- REQUIRED ADA PARKING SHALL BE PROVIDED AS DETERMINED NECESSARY DURING DEVELOPMENT ORDER PERMITTING.
- NO OUTDOOR LIGHTING FIXTURES ARE PROPOSED FOR THIS PROJECT.

JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #647

CITY OF FORT MYERS
FIRE DEPARTMENT

CITY OF FORT MYERS
LEE COUNTY, FLORIDA

REVISIONS
DESCRIPTION | DATE

DATE: JULY 2021
PROJECT NO. 20214098-009
FILE NO. 10-45-25
SCALE: 1"=30'

SITE PLAN

SHEET NUMBER
C01

\\fms01\Drawings\2021\20214098-009\Engineering\Drawings\EXHIBITS\11831 Palomino Lane Site Plan.dwg (Ex3-Right-Landscape) sran Nov 09, 2021 - 3:27pm

FORT MYERS FIRE DEPARTMENT

2033 Jackson Street
Fort Myers, FL 33901
Phone: 239-321-7311 Fax: 239-334-1625
Deputy Fire Chief of Administration

City of Palms

To: Tony Palermo

From: James L Hayden

Date: June 10, 2021

Subject: Fire Station 19 Attributes

A mini station, also referred to as a satellite station, is one which is occupied like a primary, or mother station. Key differences are the ability to occupy during special disasters, manmade or natural, the overall size and daily occupation is typically smaller and less hardened and secure. During a major event, the fire department would vacate this type of station and retreat to the closest primary station.

Station 19 will house 3-4 fire personnel, one primary apparatus that will be Advanced Life Support equipped with modified fire suppression capabilities commensurate with the risk coverage. The coverage will be 24 hours, 7 days from three rotating shifts.

Perez, Maria

From: Anthony Palermo <apalermo@cityftmyers.com>
Sent: Tuesday, February 22, 2022 11:26 AM
To: Perez, Maria; Doty, Patrick
Cc: James Hayden; Tyler M. Sharp (tms@johnsoneng.com); Amanda Martin; GDiserio@dmjafl.com
Subject: RE: SEZ2021-00010 FIRE STATION 19-CITY OF FORT MYERS
Attachments: City fire station HEX 2022.pptx

Maria -- I can bring this powerpoint on a thumbdrive if you'd like. Thank you.

Tony

From: Perez, Maria <MPerez@leegov.com>
Sent: Friday, February 18, 2022 11:32 AM
To: Anthony Palermo <apalermo@cityftmyers.com>; Doty, Patrick <PDoty@leegov.com>
Cc: Carpenter, Deborah <DCarpenter@leegov.com>; Sweigert, Rebecca <RSweigert@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Princing, Jamie <JLBaker@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Boone, Tina <TBoone@leegov.com>; Schaefer, Lauren <LSchaefer@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Sulzer, Jessica <JSulzer@leegov.com>; Swindle, Amanda <ASwindle@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Danley Jr, Dirk <DDanleyJr@leegov.com>; Adams, Joseph <JADAMS@leegov.com>; Jacob, Michael <MJacob@leegov.com>
Subject: SEZ2021-00010 FIRE STATION 19-CITY OF FORT MYERS

This email came from outside of the City of Fort Myers, please be cautious opening attachments or clicking on links.

Good morning. Ms. Donna Marie Collins will be the Hearing Examiner presiding over the subject zoning case scheduled to be heard February 24, 2022.

I have attached instructions on how to submit 48-hour notice and the exhibit list.

A court reporter will not be in attendance. Applicant may hire a court reporter if they which to have one present.

Thank you.

MARIA D. PEREZ
ADMINISTRATIVE SPECIALIST SENIOR
LEE COUNTY HEARING EXAMINER'S OFFICE
BOARD OF COUNTY COMMISSIONERS
P.O. Box 398
(1500 Monroe Street)
Fort Myers, Florida 33902
Tel: (239) 533-8100

APPLICANT'S
EXH # 1

E-mail: perezmd@leegov.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, e-mail 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.

Please note our general office email address: hex@leegov.com



CITY OF FORT MYERS

LEE COUNTY HEARING EXAMINER

PUBLIC HEARING

SPECIAL EXCEPTION – FIRE STATION

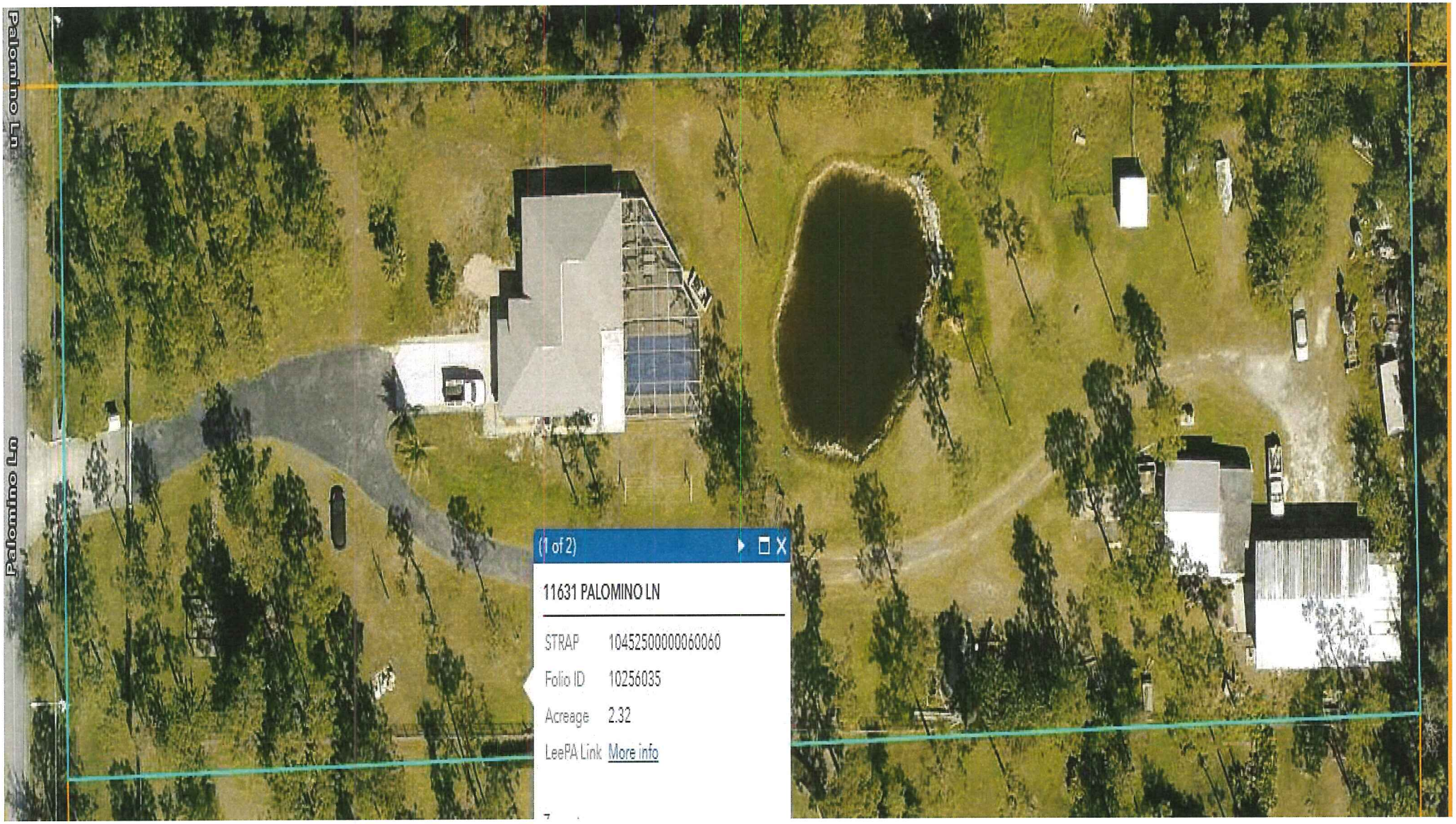
FEBRUARY 24, 2022

- TONY PALERMO, AICP
- JAMES HAYDEN, DEPUTY FIRE CHIEF
- TYLER SHARPE, PE
- GREG DESERIO, RLA

CITY OF FORT MYERS FLORIDA

City of Palms


NALDA ST
OLIVERIA ST
ELITE LN
PALOMINO LN
REFLECTION ISLES BLVD
REFLECTION ISLES
BLUFF OAK LN
RIVER OTTER DR
MORGAN HILL RD


Palomino Ln
Palomino Ln
(1 of 2)
11631 PALOMINO LN
STRAP 10452500000060060
Folio ID 10256035
Acreage 2.32
LeePA Link More info






APPLICANT: Fire Station 19- City of Fort Myers
ACTION REQUESTED: Special Exception requested for a fire substation within a single family home in the (AG-2) Zoning District.
PUBLIC NOTICE
ZONING ACTION REQUESTED
LEE COUNTY
PUBLIC HEARING DATE: February 24, 2021 TIME: 9:00am
PUBLIC HEARING LOCATION: 1500 Monroe St. Ft. Myers
FOR MORE INFORMATION CONTACT: Patrick Doty
AT 533-8585 CASE #: SEZ-2021-00010
LEE COUNTY BOARD OF COUNTY COMMISSIONERS
DEPARTMENT OF COMMUNITY DEVELOPMENT

- 2.39 ACRES
- AG-2 ZONING
- RURAL FLU (POLICY 1.4.1)
- PALOMINO ROAD

PROPERTY FEATURES

CITY OF FORT MYERS FLORIDA

City of Palms

- MINI FIRE STATION – SEC. 34-651
- UTILIZING THE EXISTING
- SINGLE-FAMILY HOME.
- BLEND IN WITH EXISTING USES.

CITY OF FORT MYERS FLORIDA

City of Palms

PROPOSED LAND USE

- PASEO & REFLECTION ISLES - CITY OF FORT MYERS
- NORTH – SINGLE FAMILY;AG-2 BUFFER
- SOUTH - SINGLE FAMILY;AG-2 BUFFER
- WEST – PALOMINO LANE;THEN AG-2;THEN PASEO P.U.D. – BUFFER
- EAST –VACANT;AG-2.

CITY OF FORT MYERS FLORIDA

City of Palms

SURROUNDING LAND USES

PALOMINO LANE

CONCLUSION

- **CONSISTENT WITH THE LEE PLAN & LDC.**
- **COMPATIBLE WITH RURAL ZONING & USES**
- **STAFF RECOMMENDS APPROVAL WITH CONDITIONS.**

CITY OF FORT MYERS FLORIDA

City of Palms

Perez, Maria

From: Anthony Palermo <apalermo@cityftmyers.com>
Sent: Tuesday, February 22, 2022 4:05 PM
To: Perez, Maria; Doty, Patrick
Cc: Toussaint, Tracy
Subject: FW: Station 19 Map
Attachments: Station 19.PNG; SEZ2021-00010 Fire Station 19 48 hr notice.doc

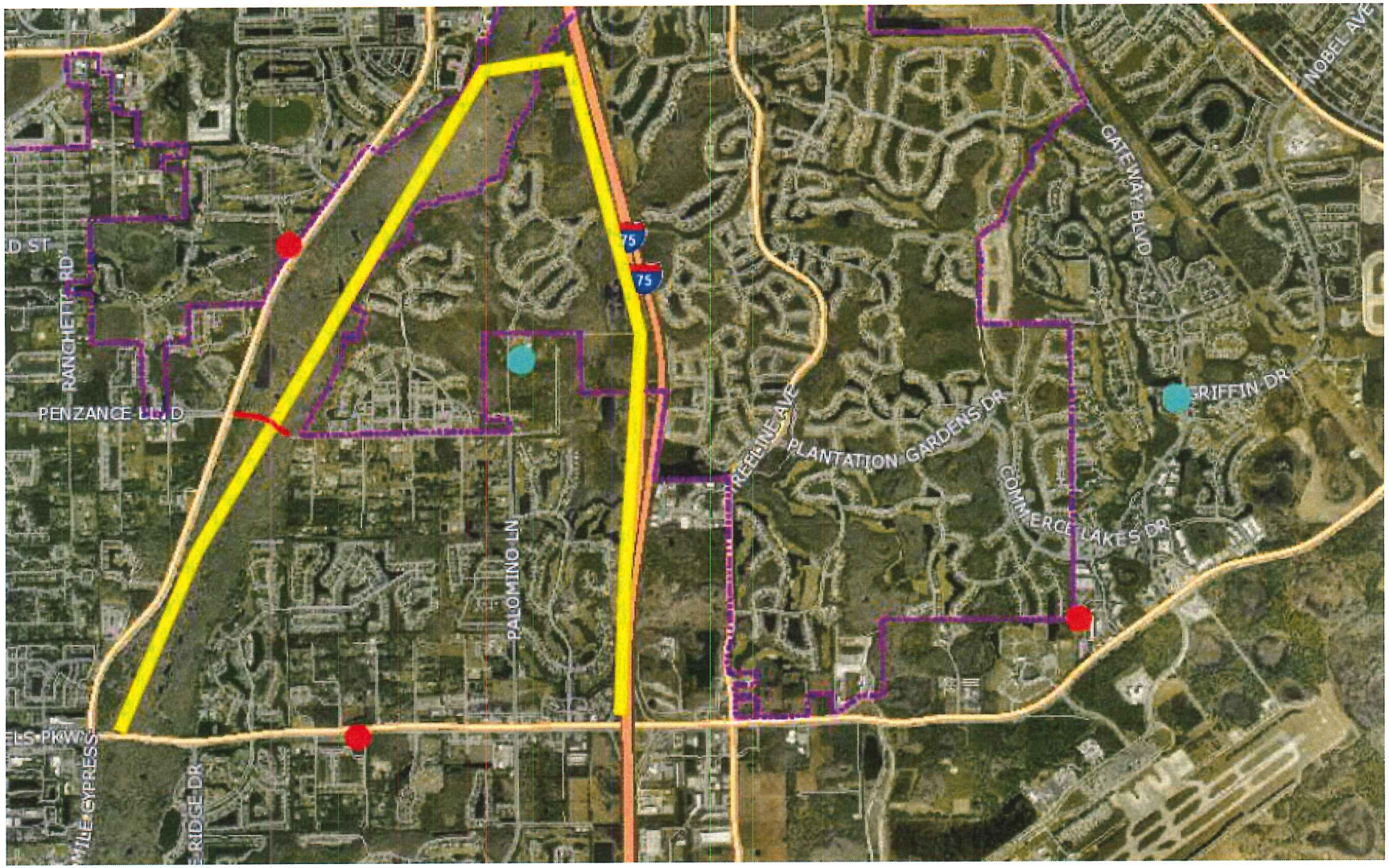
Sorry to do this. I am going to add another exhibit to our presentation.

Thank you.

Tony Palermo, AICP
Assistant Director, Community Development Department
City of Fort Myers
1825 Hendry Street
Fort Myers, FL 33901
Work Phone: 239-321-7926
Cell: 239-220-1008
apalermo@cityftmyers.com

Community Department Mission Statement
"Dedicated to Serving the Community with Professionalism, Integrity, and Compassion."

APPLICANT'S EXH # e


RANCHETTE RD
PENZANCE BLVD
PALOMINO LN
REFLINE AVE
PLANTATION GARDENS DR
COMMERCE LAKES DR
GRIFFIN DR
GATEWAY BLVD
NOBEL AVE
75
75

The City of Fort Myers
Community Development Department
Tony Palermo, AICP, Assistant Director
1825 Hendry Street
Fort Myers, FL 33901
● Phone: 239-321-7926 ● Email: apalermo@cityftmyers.com

February 22, 2022

Ms. Donna Marie Collins, Chief Hearing Examiner
1500 Monroe Street
Fort Myers, FL 33901

Mr. Patrick Doty, AICP Principal Planner
Lee County Community Development Department
1500 Monroe Street
Fort Myers, FL 33901

RE: SEZ2021-00010 Fire Station 19 – City of Fort Myers – 48 hour notice and exhibit list.

Dear Donna Marie and Patrick:

The City of Fort Myers has received the staff report for the above referenced case.

The applicant agrees with the staff analysis, findings and recommendation of approval with Condition #1. The applicant would like the opportunity to further discuss conditions #2 and #3 requiring either an after-the-fact permit or removal of the metal building on the SE corner, and whether or not these conditions are necessary or desirable considering the proposed use, limitation of the request, and minimal impacts on surrounding uses.

Should you have any further questions or if you would like to discuss this matter further, please do not hesitate to call me.

Sincerely,

Tony Palermo, AICP
Assistant Director, Community Development Department
City of Fort Myers

The City of Fort Myers
Community Development Department
Tony Palermo, AICP, Assistant Director
1825 Hendry Street
Fort Myers, FL 33901
● 239-321-7926 ● apalermo@cityftmyers.com

SEZ2021-00010 Fire Station 19 – City of Fort Myers – Exhibit list.

1. **RESUMES OF APPLICANT'S EXPERT WITNESSES;**
2. **APPLICANT'S POWER POINT;**
3. **APPLICANT'S PROPOSED LANDSCAPE PLANS;**
4. **STATION 19 ATTRIBUTES, DEUPUTY FIRE CHIEF;**
5. **APPLICANT'S SITE PLAN (FULL SIZED COPY).**
6. **APPLICANT'S STATION 19 MAP, DEPUTY FIRE CHIEF**

Tony Palermo, AICP, MPA

1825 Hendry Street • Fort Myers, FL 33901

Phone Work (239) 321-7926 • Email apalermo@cityftmyers.com

PROFESSIONAL EXPERIENCE

City of Fort Myers - Community Development Department
Assistant Director – 2017-Present

Assist the Department Director in the administration and supervision of the Planning, Building, Permitting & Inspections, Housing, and Code Enforcement Divisions. $9.2 million annual budget and 73 full-time employees.

Lee County - Community Development Department
Senior Planner - 2002-2017

Responsible for zoning cases, land development code amendments, customer service, and special projects in the Zoning Section. Prepared staff reports and provided expert testimony in zoning cases for the Lee County Hearing Examiner and the Lee County Board of County Commissioners.

Sarasota Office of Housing & Community Development
Project Coordinator - 1999-2002

Responsible for the coordination and preparation of the *Consolidated Plan*. Assisted in the administration of State Housing Initiatives Partnership (SHIP), HOME, Community Development Block Grant (CDBG) and Section 8 Rental Assistance programs.

Charlotte County, Community Development Department
Planner - 1997-1999

Current Planning Division – Customer service, special exceptions, variances, rezoning and other zoning cases.

Charlotte Sun Herald
Staff Writer, 1994-1997

Daily newspaper reporter responsible for writing local news and features in Southwest Florida, with a focus on local government.

EDUCATION

George Washington University, Washington, DC

Masters in Public Administration (MPA), 1993

Bachelor of Arts (BA), Political Communication, 1991

PROFESSIONAL ASSOCIATIONS

American Planning Association (APA; American Institute of Certified Planners (AICP) (2007-Present).

APA Florida Chapter: Vice-President for Section Affairs (2021-Present).

APA Florida Chapter: Promised Lands Section Chair (2013-2017); Professional Development Officer (2011-2013).

Florida Planning & Zoning Association (FPZA); Calusa Chapter, Board of Directors (2021-Present).

Member: Urban Land Institute (ULI) & Real Estate Investment Society (REIS) of Southwest Florida

APPLICANT'S
EXH # 1
SEZ2021-00010

JAMES HAYDEN

DEPUTY CHIEF OF ADMINISTRATION | FORT MYERS, FL

239-286-9551 | linkedin.com/in/james-hayden-sells/ | JHayden@CityFtMyers.com

PROFESSIONAL PROFILE

Mission-driven and collaborative deputy chief of administration with deep expertise in managing fire department operations, prevention, public safety, education, and department training to facilitate transformational change and drive results at all levels. Build effective working relationships with fellow employees, city officials, and division chiefs, applying critical thinking skills and flexibility under stressful conditions to safely lead teams in suppression, emergency medical services, hazardous materials, and public education. Direct and allocate workforces, managing fire department operations and overseeing Fire Prevention Bureau to align organizational goals, maximize efficiencies, and comply with federal, state, and local regulations. Leverage commercial property experience, construction management, and real estate license to expand and develop fire station locations, remodel existing sites, and negotiate best terms and conditions for facilities. Partner with Fire Chief to implement long-range strategic planning and budgeting. Facilitate HR administration to assess staff performance and resolve challenges. Mentor and coach staff via servant leadership to inspire positive, high-performance work culture. Lead community outreach, serving as department point of contact with excellent communication skills to establish public awareness, safe communities, and dedicated emergency response.

SKILLS

- Emergency Management & Response
- Expenditure Analysis & Budgeting
- Fire Services Operations
- Public Administration
- Union Negotiations
- Fire Safety & Community Outreach
- Stakeholder Relationships
- Task Force Leadership
- Employee Management
- HR Administration
- Commercial Real Estate
- Long-Range Planning
- Incident Management
- Public Engagement
- Risk Reduction

PROFESSIONAL EXPERIENCE

CITY OF FORT MYERS FIRE DEPARTMENT / Fort Myers, FL 2006-Present

Deputy Chief of Administration (2020-Present)

Manage 3 direct reports and $34M budget in administrative oversight across 8 facilities servicing 90,000 people and 20,000 call volume per annum. Direct Fire Prevention Bureau operations and oversee Fire Marshall with 8 matrixed reports. Collaborate with Fire Chief to assist in development of long-range strategies, business planning, fiscal year budget, expenditures, and capital improvements, stepping in as acting Fire Chief to assume responsibilities and lead overall operations in Fire Chief's absence. Administer human resources functions alongside city HR group for 128 employees, managing performance assessments, hiring processes, and personnel issues. Partner with public works department to maintain and manage fire stations. Direct apparatus committee to manage fleet of vehicles, facilitating end-to-end product development for trucks to ensure functionalities, delivery, and maintenance. Serve as area command on incident management team (IMT) rotation to provide strategic oversight of emergency coverage and allocation of countywide resources. Engage in Lee County Fire Chiefs Association and department communications group, as well as act on behalf of fire department to present at board and council meetings, collaborating at high-level across organizations. Identify and manage employee specialized certification groups.

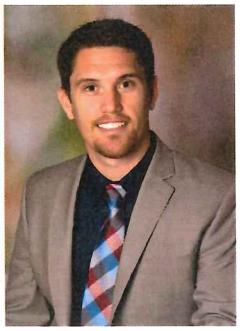
- Secured property for new fire station facility and remodeled 3 fire stations in strategic expansion plans, negotiating favorable contract terms by leveraging real estate and construction expertise.
- Cultivated buy-in from senior leadership to approve procurement of 2 new fire trucks and design and delivery of new fire boat.
- Implemented 3 new software programs to create efficiency and standardization, including integration of department policies into PowerDMS platform to maintain department compliance, create policy accessibility, and reduce time-consuming paperwork.
- Rewrote and established comprehensive job descriptions for all executive staff with hired consultant to provide clarity of scope and allocate workloads to drive efficiencies.

SE2021-00010

APPLICANT'S EXH # 2

TYLER SHARPE, PE

Professional Engineer



tsharpe@johnsoneng.com
239.461.2434

Years Experience
10 years

Education/Training
B.S. Civil Engineering (2012)
Florida Gulf Coast University

Licensing & Registration
Florida Professional Engineer,
License No. 82277

Professional Affiliations
Florida Engineering Society,
President (Calusa Chapter)

FGCU Environmental and Civil Engineering Advisory Board Member

Tyler has been associated with Johnson Engineering since 2012. He is an engineer and works on projects with all branch offices of Johnson Engineering. Tyler's experience includes work on a variety of land development and transportation projects. Tyler has experience working in our development group where he is responsible for such tasks as site design, site grading, drainage system layout, underground utilities layout, earthwork calculations, quantity/construction cost estimates, plan production, permitting, coordination with outside consultants, and on-site construction inspection. His transportation group experience includes roadway design, traffic analysis and plan production.

Relevant Experience

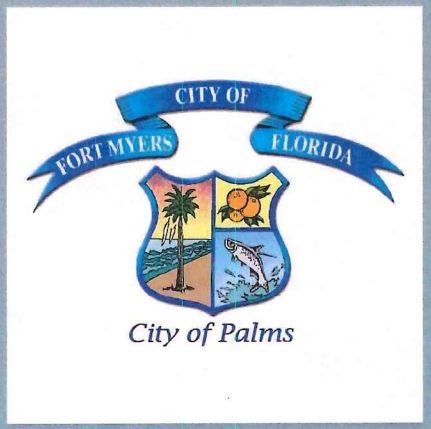
- **North Fort Myers Public Library, Fort Myers, FL -** Tyler was project manager for this project taking it from the conceptual design phase to project certification. This required working with Lee County, the design team and the construction management team to develop a site which would best serve the community.
- **Bonita Springs Public Library, Fort Myers, FL -** Tyler was project manager for this project taking it from the conceptual design phase to project certification as well. This required working with Lee County, the City of Bonita Springs, the design team and the construction management team to develop a site which would best serve the community.
- **City of Fort Myers Fire Station #17, Fort Myers, FL -** Tyler is project manager coordinating with the City, fire department, design team and construction management team to design the proposed fire station. Besides design coordination, his project management responsibilities include overseeing site, stormwater and utility design, plan production, permitting, construction observation and certification of construction.
- **Lee County Emergency Operations Center Expansion, Fort Myers, FL** - Tyler is project manager coordinating with the County and design team to design the proposed emergency operations center expansion. Besides design coordination, his project management responsibilities include overseeing site, stormwater and utility design, plan production, permitting, construction observation and certification of construction.
- **Lee County Sports Complex, Fort Myers, FL** - Tyler assisted in all engineering aspects of the Sports Complex renovation. Tasks included coordination with all consulting parties of the design team, site design, permitting through Lee County, SFWMD and FDEP and plan production.
- **Southwest Florida International Airport Mediation of Hazardous Wildlife Areas, Fort Myers, FL -** Tyler assisted with project management of this project which consisted of redesigning water management areas within the airport operations area therefore requiring close coordination with Lee County Port Authority, Lee County and the general contractor completing the project's construction.
- **Florida Gulf Coast University, Fort Myers, FL -** Tyler has been involved in multiple projects for FGCU including, but not limited to, Eagle Hall (dorm building), Central Energy Plant (CEP) Expansion, FGCU Controller Modular Building, and FGCU Boardwalk. Tasks for these projects include site design, plan production, permitting, and construction inspection.
- **Florida Southwestern State College, Fort Myers, FL -** Tyler assisted in design, permitting through the SFWMD, and plan production of multiple small projects for FSW and is continuously involved in small projects as they arise.

Certifications

- Nuclear Gauge Safety (Exp. May 11, 2015)
- HAZMAT (Exp. May 11, 2015)
- Earthwork Construction Inspection-Level I (Exp. May 16, 2017)
- Asphalt Paving Technician-Level I (Exp. May 22, 2017)
- Intermediate Maintenance of Traffic (Exp. May 24, 2016)

SE20021-00010

APPLICANT'S EXH # 3



CITY OF FORT MYERS

LEE COUNTY HEARING EXAMINER
PUBLIC HEARING
SPECIAL EXCEPTION – FIRE STATION
FEBRUARY 24, 2022

SEZ2021-00010

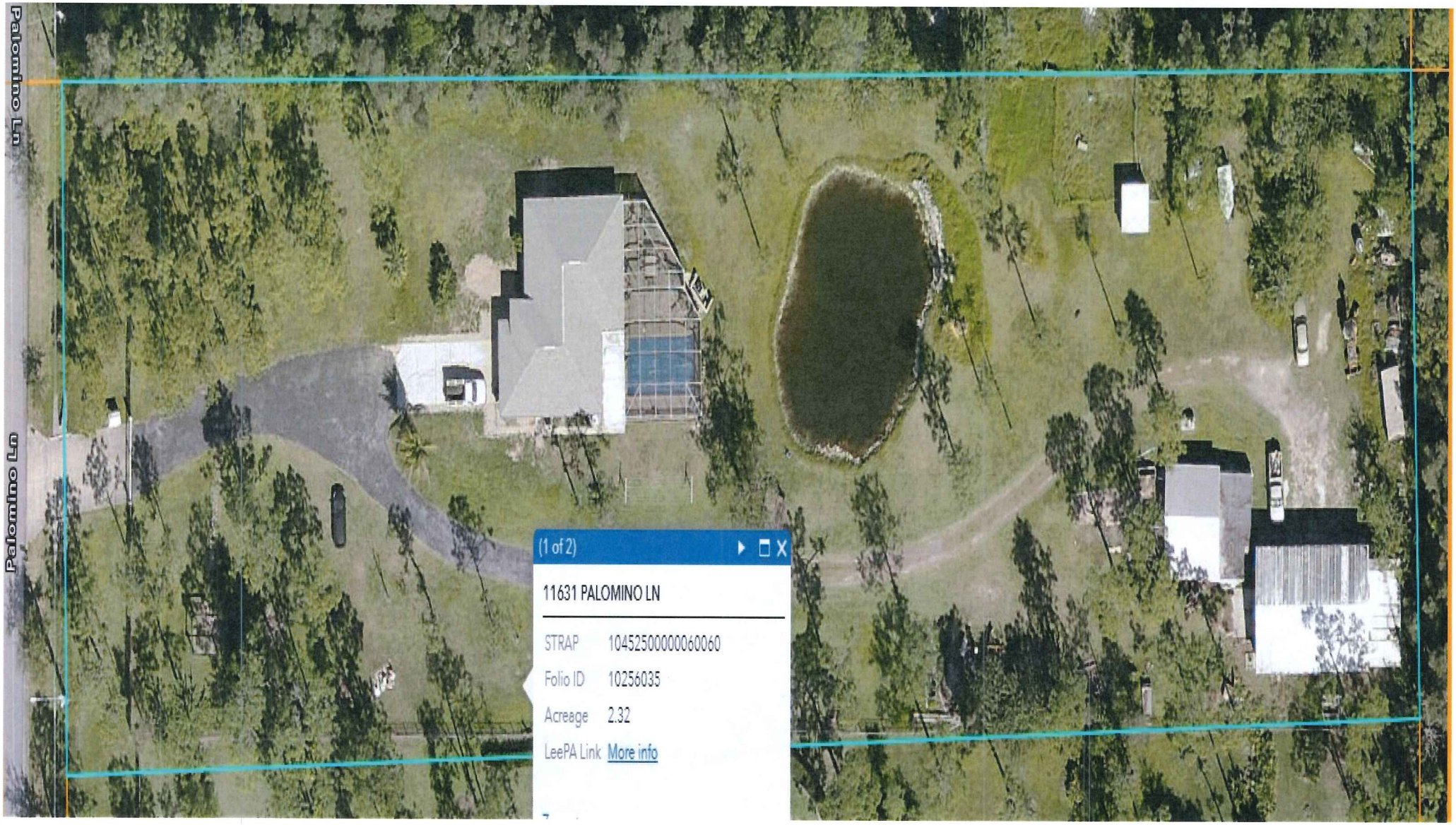
APPLICANT'S
EXH # 4

- TONY PALERMO, AICP
- JAMES HAYDEN, DEPUTY FIRE CHIEF
- TYLER SHARPE, PE
- GREG DISERIO, RLA

CITY OF FORT MYERS FLORIDA

City of Palms


NALDA ST
OLIVERIA ST
ELITE LN
PALOMINO LN
REFLECTION ISLES BLVD
REFLECTION ISLES
MORGAN HILL RD
BLUFF OAK LN
RIVER OTTER DR


Palomino Ln
Palomino Ln
(1 of 2)
11631 PALOMINO LN
STRAP 10452500000060060
Folio ID 10256035
Acreage 2.32
LeePA Link More info






APPLICANT: Fire Station 19- City of Fort Myers
ACTION REQUESTED: Special Exception requested for a fire substation within a single family home in the (AG-2) Zoning District.
PUBLIC NOTICE
ZONING ACTION REQUESTED
LEE COUNTY
PUBLIC HEARING DATE: February 24, 2021 TIME: 9:00am
PUBLIC HEARING LOCATION: 1500 Monroe St. Ft. Myers
FOR MORE INFORMATION CONTACT: Patrick Daly
AT 533-8585 CASE #: SEZ 2021-00010
LEE COUNTY BOARD OF COUNTY COMMISSIONERS
DEPARTMENT OF COMMUNITY DEVELOPMENT

- 2.39 ACRES
- AG-2 ZONING
- RURAL FLU (POLICY 1.4.1)
- PALOMINO ROAD

PROPERTY FEATURES

CITY OF FORT MYERS FLORIDA

City of Palms

- MINI FIRE STATION – SEC. 34-651
- UTILIZING THE EXISTING
- SINGLE-FAMILY HOME.
- BLEND IN WITH EXISTING USES.

City of Palms

PROPOSED LAND USE

- PASEO & REFLECTION ISLES - CITY OF FORT MYERS
- NORTH – SINGLE FAMILY;AG-2 BUFFER
- SOUTH - SINGLE FAMILY;AG-2 BUFFER
- WEST – PALOMINO LANE;THEN AG-2;THEN PASEO P.U.D. – BUFFER
- EAST –VACANT;AG-2.

CITY OF FORT MYERS FLORIDA
City of Palms

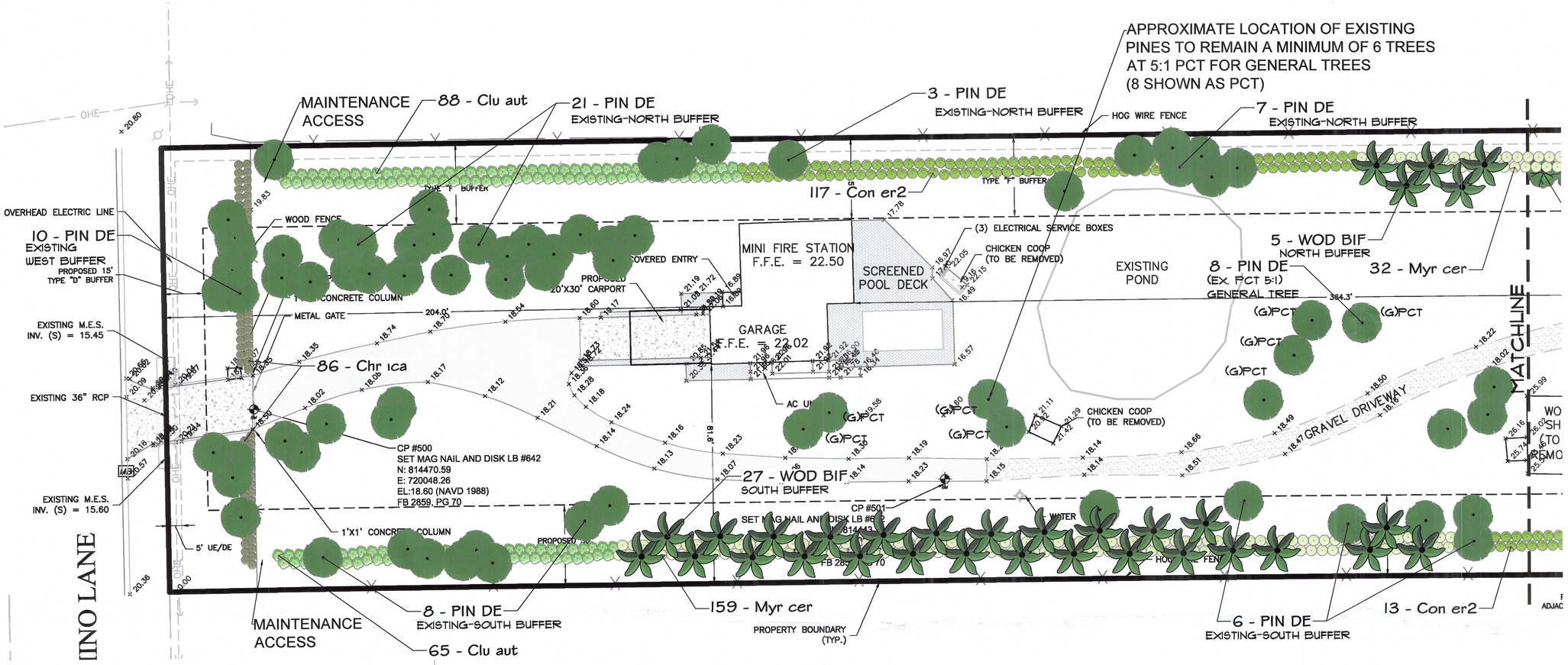
SURROUNDING LAND USES

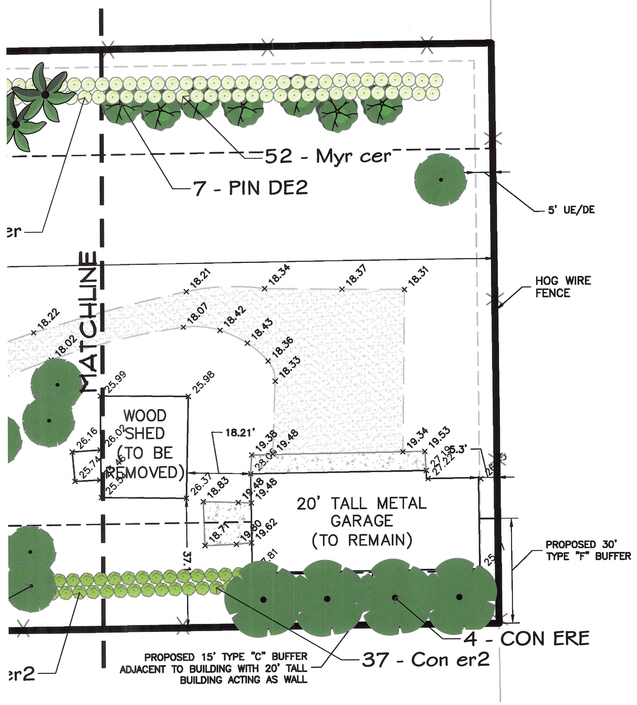
PALOMINO LANE

CONCLUSION

- CONSISTENT WITH THE LEE PLAN & LDC.
- COMPATIBLE WITH RURAL ZONING & USES
- STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

City of Palms





PRELIMINARY PLANT SCHEDULE SITE LANDSCAPE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CON ERE	4	Conocarpus erectus Buttonwood NATIVE	Min. 2" Cal., 10` Ht., 4` Sprd.
	PIN DE	75	Pinus elliotti densa Slash Pine EXISTING: 4" -9" caliper	EXISTING TO REMAIN
	PIN DE2	7	Pinus elliotti densa Slash Pine NATIVE	Min. 2" Cal., 10` Ht., 4` Sprd.
	WOD BIF	32	Wodyetia bifurcata Foxtail Palm RELOCATED FROM CITY FM NURSERY BY CITY	10`-12` CT
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Chr ica	86	Chrysobalanus icaco Coco Plum NATIVE	3 gal., 24" ht
	Clu aut	153	Clusia rosea Autograph Tree NATIVE	4` Ht.
	Con er2	168	Conocarpus erectus Buttonwood NATIVE	4` Ht.
	Myr cer	240	Myrica cerifera Wax Myrtle NATIVE	4` Ht.

NOTES:
- *ABOVE CODE PLANTINGS TO BE INSTALLED AT THE OPTION OF THE OWNER. REFER TO PLANTING PLAN LABELS FOR ABOVE CODE PLANTINGS.
- *CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA SOD.
- *ALL PLANTINGS TO BE MULCHED WITH 3" DARK BROWN ORGANIC MULCH GRADE B OR BETTER. CYPRESS MULCH PROHIBITED.
- *CONTRACTOR RESPONSIBLE FOR VERIFICATION OF QUANTITIES AT TIME OF BIDDING.
- *CONTRACTOR RESPONSIBLE FOR SOD AND MULCH QUANTITIES.

LANDSCAPE PLAN

SCALE 1" = 20'
0' 10' 20' 40' 60'
PLAN SCALE REDUCED WHEN PRINTED 11x17

INTERNAL UTILITY EASEMENT - NO TREES OR LARGE SHRUBS SHALL BE PLANTED INSIDE THESE ZONES.

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337 - 5525
Fax: (239) 337 - 4494
4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, Florida 33952
Phone: (941) 235 - 2217
Fax: (239) 337 - 4494
L.A. LICENSE: LC C000063

APPLICANT'S EXH # 7
DCI2021-00010

PROJECT INFORMATION:
PALIMINO LANE FIRE STATION
N. Fort Myers, Florida

PREPARED FOR:
CITY OF FORT MYERS
CHIEF JAMES HAYDEN
FORT MYERS, FLORIDA

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J DISERIO, R.L.A.
R.L.A. NO: 840
STATE OF FLORIDA

PROJECT NO.	222007
PROJECT MGR:	Gregory J Diserio, RLA
FILE NAME:	PALIMINO FIRE STA LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

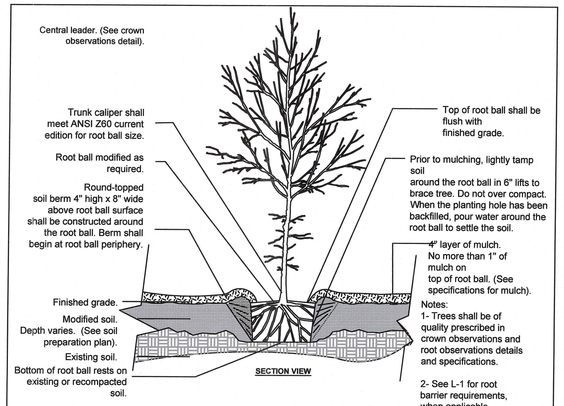
ISSUED FOR:
LDO SUBMITTAL

ISSUED DATE: JAN. X, 2022
REVISIONS:

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
L - 2

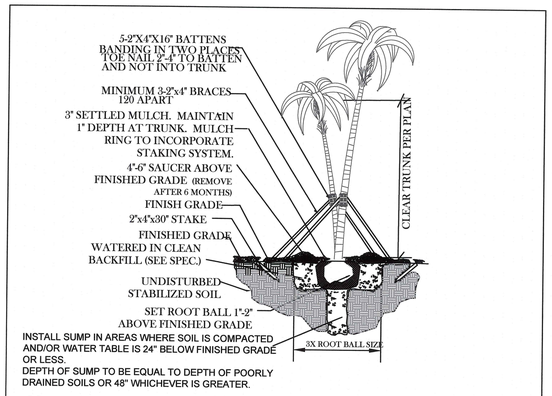
CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's BELOW. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



A TREE PLANTING DETAIL

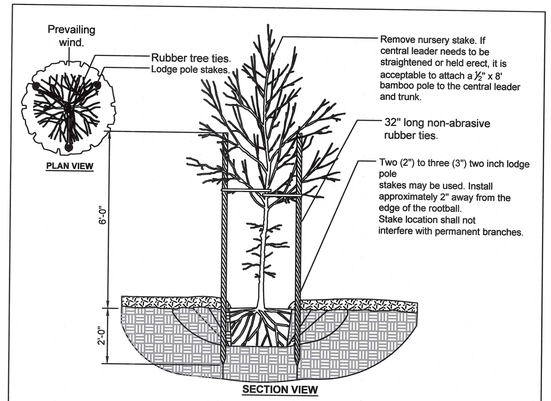
NOT TO SCALE

L_tree planting_unmodified soil



G PALMATE or DOUBLE STEM PALM DETAIL

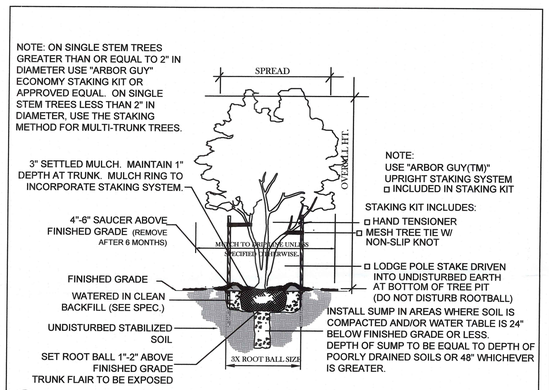
NOT TO SCALE



C TREE STAKING - LODGE POLES

NOT TO SCALE

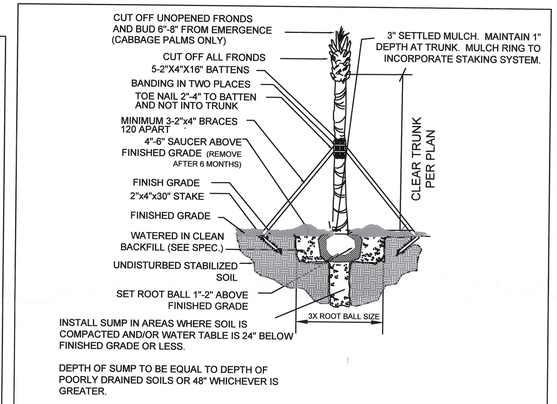
L_tree staking_lodgepoles x 3



D MULTI TRUNK TREE PLANTING DETAIL

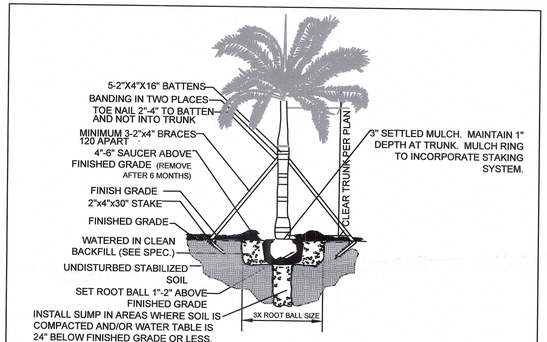
NOT TO SCALE

** Refer to special clear sight maintenance requirements if applicable.



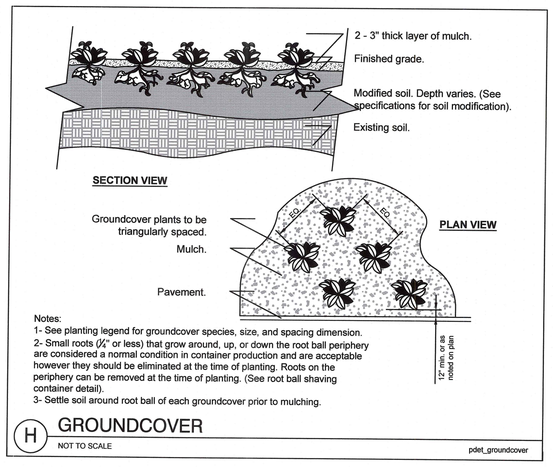
E PALMATE PALM DETAIL: CIGAR CUT

NOT TO SCALE



F ROYAL PALM DETAIL

NOT TO SCALE



H GROUNDCOVER

NOT TO SCALE

pdet_groundcover

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (OR BETTER), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 6' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING. CYPRESS MULCH IS PROHIBITED
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
8. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES.
9. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
12. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
13. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS.
14. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS.
15. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
16. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
17. THE HEIGHT OF ALL TREES, PALMS, AND SHRUBS LOCATED WITHIN THE BUFFER AREAS MUST BE MEASURED FROM THE PARKING LOT GRADE OF THE PROJECT SITE. ALL OTHER PLANTS ARE MEASURED FROM THE FINAL GRADE IN WHICH THEY RESIDE, TREE AND SHRUB HEIGHTS MAY NOT BE LESS THAN THE MINIMUM REQUIREMENTS SET FORTH IN LEE COUNTY LDC SECTION 10-420(C) AND 10-420(D). TREE CALIPER SHALL BE MEASURED ACCORDING TO THE Florida Grades and Standards for Nursery Stock, AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY.
19. PRIOR TO CERTIFICATE OF COMPLIANCE ALL PROTECTED TREES MUST BE HEALTHY AND VIGOROUS, OTHERWISE THEY MUST BE REPLACED AT A 5:1 RATIO WITH LIKE SPECIES. A MINOR CHANGE MUST BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROTECTED CREDIT TREES THAT ARE REPLACED IN ORDER TO MEET THE GENERAL TREE REQUIREMENTS.
20. PROTECTED CREDIT TREES SHALL BE HEALTHY AT TIME OF CERTIFICATE OF COMPLIANCE. SHOULD THEY DIE, THEY SHALL BE REPLACED AT CREDIT RATIOS WITH SIMILAR SPECIES.
21. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
22. THE ROOT BALLS OF ALL CONTAINERIZED PLANT MATERIAL WILL BE LOOSENED, AND THAT ALL CIRCLING ROOTS WILL BE REMOVED, PRIOR TO THEIR INSTALLATION.
23. ALL BUFFER PLANTINGS SHALL BE NATIVE SPECIES PER ZONING RESOLUTION.

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4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, Florida 33952
Phone: (941) 235 - 2217
Fax: (239) 337 - 4494
L.A. LICENSE: LC C000063

PROJECT INFORMATION:

PALIMINO LANE FIRE STATION

N. Fort Myers, Florida

PREPARED FOR:

CITY OF FORT MYERS
CHIEF JAMES HAYDEN

FORT MYERS, FLORIDA

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J DISERIO, R.L.A.
R.L.A. NO. 840
STATE OF FLORIDA

PROJECT NO.	222007
PROJECT MJR:	Gregory J Diserio, RLA
FILE NAME:	PALIMINO FIRE STA LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	LDO SUBMITTAL

ISSUED DATE:	JAN. X, 2022
REVISIONS:	

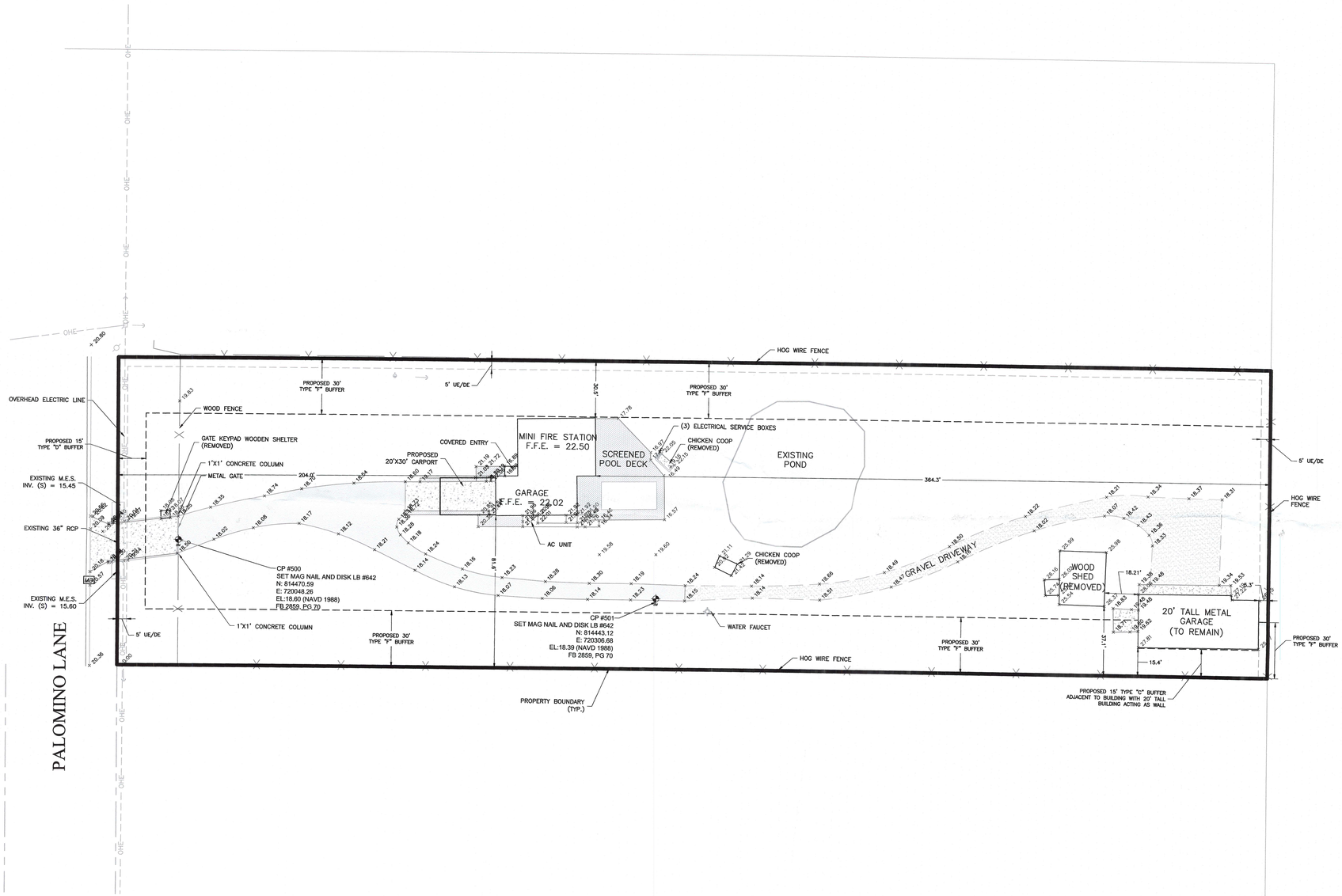
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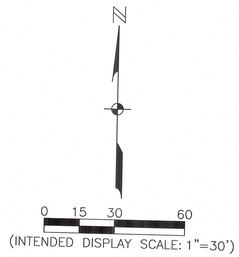
LANDSCAPE DETAILS

SHEET NUMBER:

L - 3

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LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK WALKWAY

GENERAL NOTES:

- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE BUFFER AREAS.
- ALL EXISTING NATIVE VEGETATION REMAINING ALONG NORTH, SOUTH AND WEST PROPERTY LINES SHALL COMPLY WITH BUFFER REQUIREMENTS PER LEE COUNTY LDC SEC. 10-416 (D).
- REQUIRED ADA PARKING SHALL BE PROVIDED AS DETERMINED NECESSARY DURING DEVELOPMENT ORDER PERMITTING.
- NO OUTDOOR LIGHTING FIXTURES ARE PROPOSED FOR THIS PROJECT.

\\ftms01\Drawings\2021\20214098-000\Engineering\Drawings\EXHIBITS\11631 Palomino Lane Site Plan.dwg (2x3-Right-Landscape) smm Nov 09, 2021 - 3:27pm

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

CITY OF FORT MYERS FIRE DEPARTMENT

APPLICANT'S EXH # 6

SEP 20 2021-00010

CITY OF FORT MYERS LEE COUNTY, FLORIDA

REVISIONS

DESCRIPTION	DATE

DATE:	JULY 2021
PROJECT NO.	20214098-000
FILE NO.	10-45-25
SCALE:	1"=30'

SITE PLAN

SHEET NUMBER

C01

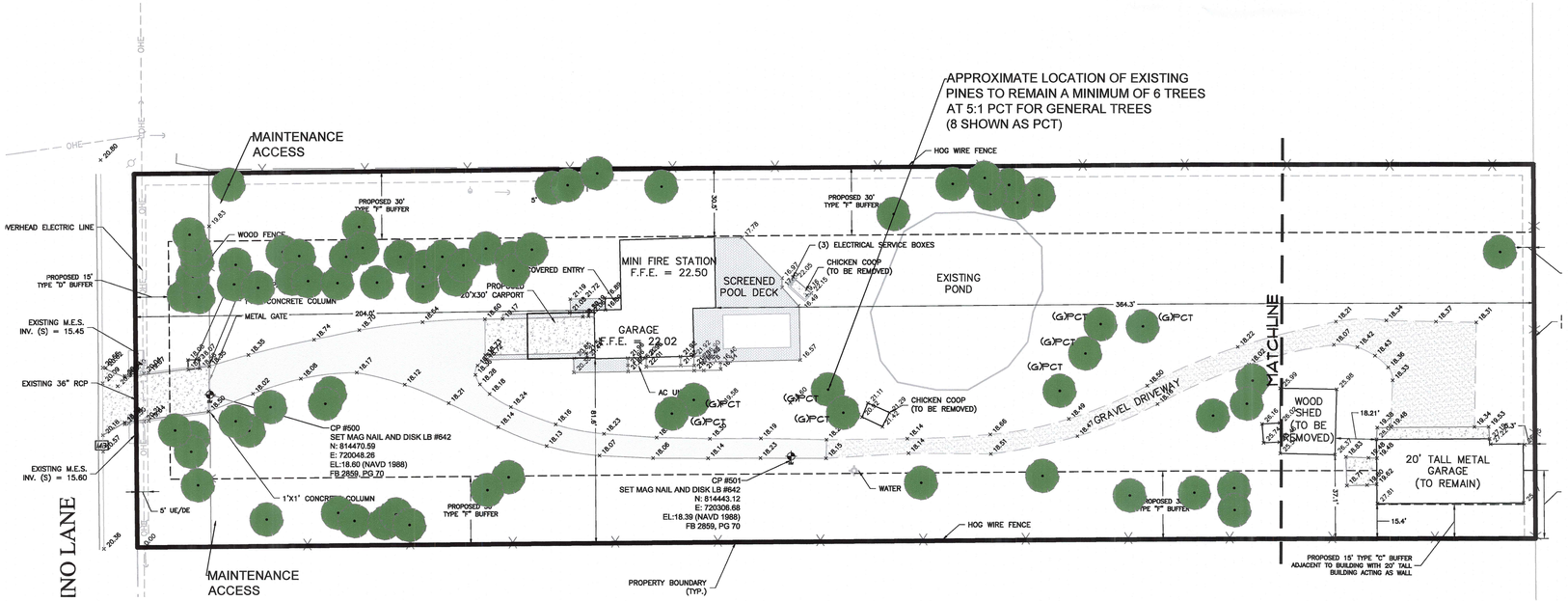


SITE AERIAL

SCALE 1" = 30'

0' 20' 30' 60' 90'

PLAN SCALE REDUCED WHEN PRINTED 11x17



LANDSCAPE CALCULATIONS

SCALE 1" = 30'

0' 20' 30' 60' 90'

PLAN SCALE REDUCED WHEN PRINTED 11x17

INTERNAL UTILITY EASEMENT - NO TREES OR LARGE SHRUBS SHALL BE PLANTED INSIDE THESE ZONES.

EXOTIC REMOVAL NOTE:

ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.

EXOTICS EXIST PRINCIPLE ALONG THE PROPERTY EDGES.
REMAINDER OF SITE IS A MAINTAINED MOWED BAHIA TURF

SITE DATA

NOTE: PARCEL CALCULATIONS HAVE BEEN SEPARATED INTO PHASES TO ALLOW FOR PARCEL(S) TO REMAIN COMPLIANT WITH LDC IF A LOT SPLIT IS PERMITTED IN THE FUTURE.

TOTAL SITE
LAND USE: FIRE STATION
SITE AREA = 103,244 SF (2.37 AC.)

OPEN SPACE
SITE AREA = 103,244 SF (2.37 AC.)
OPEN SPACE REQUIRED (30% MINIMUM)
OPEN SPACE PROVIDED = 30,973SF (X % PER HATCHING)

GENERAL TREES REQUIRED
1 TREE PER 3500 SF
103,244 SF / 3,500 = 30 TREES REQUIRED AND 30 PROVIDED THROUGH EXISTING PINES (4"-9" CALIPER @5:1 CREDIT) ADDITIONAL TREES SHOWN AND ARE SCHEDULED TO REMAIN.

INTERNAL PARKING LANDSCAPE REQUIREMENTS
(proposed parking)
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED.
XX SF x 10% = 12,290 SF INTERNAL LANDSCAPE REQUIRED AND 14,500 SF PROVIDED PER HATCHING.
1 TREE PER 250 SF. OF INTERNAL LANDSCAPE AREAS
XX SF/250 = X TREES REQUIRED AND X TREES PROVIDED; LABELED AS (P).

BUILDING PERIMETER PLANTINGS (PROPOSED RESTROOM)
10% OF THE BUILDING FIRST FLOOR AREA IS REQUIRED.
BUILDING
2,300 SF X 10% =230 SF INTERNAL LANDSCAPE REQUIRED AND XX SF PROVIDED PER HATCHING.

PROPERTY BUFFERS

EXISTING NATIVE VEGETATION (NOT IN EASEMENTS) MAY BE USED TO FULL FILL BUFFER REQUIREMENTS WHERE EXISTING

PROJECT NORTH BUFFER
30' TYPE "F" BUFFER WITH 10 TREES AND 66 SHRUBS PER 100 L.F.
620 LF / 100 X 10 =62TREES REQUIRED AND 62 PROVIDED; LABELED AS (NB).
620 LF / 100 X 66 = 409 SHRUBS REQUIRED AND 409 PROVIDED; LABELED AS (NB)
SHRUBS TO BE 48" IN HEIGHT, MAINTAINED ABOVE 60" HT

PROJECT SOUTH BUFFER
30' TYPE "F" BUFFER WITH 10 TREES AND 66 SHRUBS PER 100 L.F.
620 LF / 100 X 10 =62TREES REQUIRED AND 62 PROVIDED; LABELED AS (SB).
620 LF / 100 X 66 = 409 SHRUBS REQUIRED AND 409 PROVIDED; LABELED AS (SB)
SHRUBS TO BE 48" IN HEIGHT, MAINTAINED ABOVE 60" HT

PROJECT WEST BUFFER
15' TYPE "D" BUFFER WITH 5 TREES AND 66 SHRUBS PER 100 L.F.
140 LF (W/O DRIVEWAYS) / 100 X 5 = 7TREES REQUIRED AND 7 PROVIDED THROUGH EXISTING PINES; LABELED AS (WB).
140 LF / 100 X 66 = 92 SHRUBS REQUIRED AND 92 PROVIDED; LABELED AS (WB)

PROJECT EAST BUFFER
NO BUFFER REQUIRED

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Port Charlotte, Florida 33952
Phone: (941) 235 - 2217
Fax: (239) 337 - 4494
L.A. LICENSE: LC C000063

PROJECT INFORMATION:

PALIMINO LANE FIRE STATION

N. Fort Myers, Florida

PREPARED FOR:

CITY OF FORT MYERS
CHIEF JAMES HAYDEN

FORT MYERS, FLORIDA

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J DISERIO, R.L.A.
R.L.A. NO. 840
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PROJECT NO.	222007
PROJECT MJR:	Gregory J Diserio, RLA
FILE NAME:	PALIMINO FIRE STA LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

ISSUED FOR: LDO SUBMITTAL

ISSUED DATE: JAN. X, 2022
REVISIONS:

SHEET TITLE: LANDSCAPE COMPLIANCE CALCULATIONS

SHEET NUMBER: L - 1

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

FORT MYERS FIRE DEPARTMENT

2033 Jackson Street
Fort Myers, FL 33901
Phone: 239-321-7311 Fax: 239-334-1625
Deputy Fire Chief of Administration

City of Palms

To: Tony Palermo

From: James L Hayden

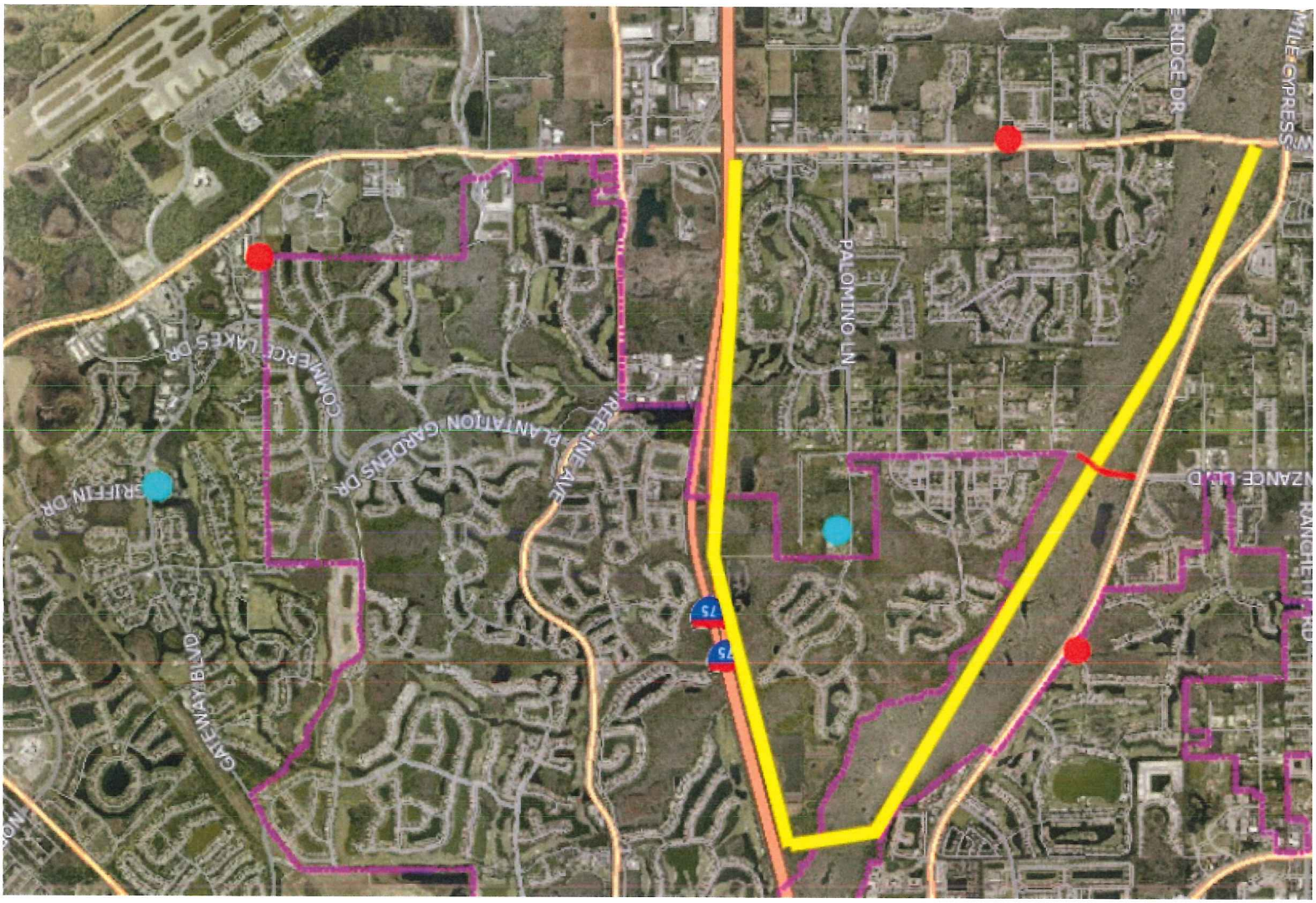
Date: June 10, 2021

Subject: Fire Station 19 Attributes

A mini station, also referred to as a satellite station, is one which is occupied like a primary, or mother station. Key differences are the ability to occupy during special disasters, manmade or natural, the overall size and daily occupation is typically smaller and less hardened and secure. During a major event, the fire department would vacate this type of station and retreat to the closest primary station.

Station 19 will house 3-4 fire personnel, one primary apparatus that will be Advanced Life Support equipped with modified fire suppression capabilities commensurate with the risk coverage. The coverage will be 24 hours, 7 days from three rotating shifts.

SE20231-00010
APPLICANT'S
EXH # 5



APPLICANT'S
EXH # 8
SEZ 060170010