



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

October 21, 2022

Mr. Adam V. Mendez, Planner
Zoning Section
Lee County Department of Community Development
1500 Monroe Street, 2nd Floor
Fort Myers, FL 33901

RE: Resurgence Brewery & Rock Gym
DCI2022-00019
Haley Ward Project Number 2011255.001(21-59)

Dear Mr. Mendez:

Enclosed herewith for your review and approval are our response letter, various attachments, and the revised Master Concept Plan for the above referenced project. Moreover, the following are chronological responses to the various staff comments as listed in your sufficiency letter dated July 25th, 2022:

Zoning Section

Comment 1. Please be advised that the Zoning Review for the subject case has been found sufficient. In response to recent direction provided by the Lee County Hearing Examiner's Office, staff offers the following courtesy comment.

- A. *Consider removing development order details and information not explicitly required on a Zoning Master Concept Plan. The requirements are listed in **LDC Section 34-373(a)(6)**. Staff recommends that the Schedule of Uses, Property Development Regulations and Parking Note are to be provided separate from the MCP, to avoid future revisions to the MCP as this content may change.*

Response 1. See the attached revised Master Concept Plan for the above requirement. The removed information is submitted herewith on separate sheets.

Mr. Adam V. Mendez, Lee Co. | 2nd Sufficiency Response | 10.21.2022 | 2011255.001(21-59)



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Development Services Section

Comment 1. Staff does not support deviation (1), as proposed. The applicant's MCP and justification indicates that they are seeking a 10% reduction in parking due to the "complimentary nature of the proposed uses". However the parking calculations on the MCP use the minimum parking required for Multi-Use Developments and further seeks a reduction for "complimentary uses". The purpose of the Multi-Use calculation in LDC 34-2020(b) is to account for the reduced parking requirements that result from multiple complimentary uses and therefore the applicant has already realized a reduced parking requirement. Staff does not agree that a further reduction for "complimentary uses" is reasonable. LDC 34-2020(c) lists specific requirements for parking reductions for non-residential uses. Although the applicant's justification references (1) transit stops and (3) bicycle and pedestrian facilities the justification presented does not demonstrate that those requirements have been met. Please review the requirements in LDC 34-2020(c)(1 and 3) and demonstrate that the minimum requirements are met.

Response 1. Per Mr. Benjamin J. Hofland's various conversations with staff, attached herewith are the revised Parking Calculations, the revised Schedule of Deviations, and the Deviation & Written Justification for your review and consideration.

Natural Resources

Comment 1. Transportation Services Group III includes Bus Stations/Depots and Bus Terminals. Natural Resources Staff is concerned that these two uses have the potential to degrade water quality within the Six Mile Cypress Watershed given that the project is located adjacent to the Slough. Staff understands that these uses are not being proposed at this time by the applicant but inclusion of these uses within the Schedule of Uses would allow them in the future. Please consider revising the Schedule of Uses or please provide a Draft Water Quality Monitoring Plan to ensure consistency with Lee Plan Goal 125.1.2 and 125.1.4

Response 1. See the attached revised Schedule of Proposed Uses where the use in question has been qualified to abate staff concerns as agreed by staff (see the attached copy of an E-Mail).



Traffic Impact Statement

Comment 1. Based on the requirements of AC-13-17 (Traffic Study Guidelines for Planned Development Rezonings), when project generates more than 100 trips per hour, the information of intersection LOS analysis for the project's entrances and all intersections within one quarter of a mile (including Six Mile Pkwy/Exchange Ln/Plantation intersection) shall be provided by review.

Response 1. See the attached additional traffic analysis Memorandum as prepared by Transportation Consultants, Inc.

We trust the information provided herewith is complete to consider the case sufficient. However, if you should have any questions regarding any of the above, please do not hesitate to call me.

Very truly yours,

HALEY WARD, INC.

Ahmad R. Kareh, P.E., M.S.C.E.
Senior Vice President & Regional Engineering Manager
ARK/js



cn=Ahmad R. Kareh, State of Florida, Professional Engineer, License No. 43324, o=Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies, ou=This item has been digitally signed and sealed by Ahmad R. Kareh on the date indicated here, email=akareh@sesincusa.com, c=US
2022.10.21 13:28:28 -0400

Enclosures

cc: Mr. David Kulbacki, President
Kulbacks, Inc.
w/enclosures

Ahmad Kareh

Subject: Insufficiency Letter for DCI2022-00019/Resurgence Brewery & Rock Gym

From: DeFilippo, Nicholas <NDeFilippo@leegov.com>

Sent: Tuesday, August 16, 2022 8:32 AM

To: Benjamin Hofland <bhofland@haleyward.com>

Cc: Mendez, Adam <AMendez@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>

Subject: Insufficiency Letter for DCI2022-00019/Resurgence Brewery & Rock Gym

You don't often get email from ndefilippo@leegov.com. [Learn why this is important](#)

Benjamin,

Excluding the two sub-uses in question (Bus Stations/Depots and Bus Terminals) would satisfy the insufficiency comment below. Please let me know if you have additional questions.

Thank you,



Nic DeFilippo | Senior Environmental Planner

DCD Planning

1500 Monroe Street, Fort Myers, FL 33901

office: (239) 533-8983

email: ndefilippo@leegov.com

web: www.leegov.com

Connect With Us On Social Media



From: Workman, Elizabeth <EWorkman@leegov.com>

Sent: Monday, August 15, 2022 9:05 AM

To: Benjamin Hofland <bhofland@haleyward.com>

Cc: Mendez, Adam <AMendez@leegov.com>; DeFilippo, Nicholas <NDeFilippo@leegov.com>

Subject: Insufficiency Letter for DCI2022-00019/Resurgence Brewery & Rock Gym

Hi Mr. Hofland,

I have included Nic DeFilippo in this e-mail as he is one of the Natural Resources reviewers for zoning cases. I believe he will be able to help you.

**Beth Workman | Senior Planner****Department of Community Development, Zoning Section**

1500 Monroe Street, Fort Myers, FL 33901

office: (239) 533-8793**email:** eworkman@leegov.com**web:** www.leegov.com

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From: Benjamin Hofland**Sent:** Friday, 12 August, 2022 12:08 PM**To:** Mendez, Adam <AMendez@leegov.com>**Cc:** Workman, Elizabeth <EWorkman@leegov.com>**Subject:** Insufficiency Letter for DCI2022-00019/Resurgence Brewery & Rock Gym

Good Afternoon Mr. Mendez,

We recently received comments on the above mention project, and I have a clarification question regarding one of the comments, which reads:

Natural Resources

1. *Transportation Services Group III includes Bus Stations/Depots and Bus Terminals. Natural Resources Staff is concerned that these two uses have the potential to degrade water quality within the Six Mile Cypress Watershed given that the project is located adjacent to the Slough. Staff understands that these uses are not being proposed at this time by the applicant but inclusion of these uses within the Schedule of Uses would allow them in the future. Please consider revising the Schedule of Uses or please provide a Draft Water Quality Monitoring Plan to ensure consistency with Lee Plan Goal 125.1.2 and 125.1.4.*

After discussing this with our client, and they would like to keep Transportation Services Group III in the schedule of uses, but are willing to limit it.

In light of this, we are wondering if we can keep Transportation Services Group III but limit it to exclude the two (2) sub-uses in question (Bus Stations/Depots and Bus Terminals) within the Schedule of Uses in leu of preparing a Draft Water Quality Monitoring Plan.

Would limiting this use in this way satisfy staff concerns?

Thank you for your thoughts!

In Christ,
Benjamin



Benjamin Hofland, EI
Project Engineer
t: 239.481.1331 m: 484.719.3566
a: 13041 McGregor Blvd., Fort Myers, FL 33919



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DEVIATION AND WRITTEN JUSTIFICATION

APPLICANT IS REQUESTING A DEVIATION FROM SECTION 34-2020.(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES BY 5% PER SECTION 34-2020.(c)(3).

SECTION 34-2020.(c)(3) Bicycle and pedestrian facilities and amenities. The minimum required parking for a use may be reduced by five percent if bicycle and pedestrian facilities, identified on the Bikeways/Walkways Facility Plan - Planned Facilities and Existing Facilities, Map 3D of the Lee Plan, are located in the right-of-way adjacent to the property or on the property; a continuous bicycle path and pedestrian accommodations, consistent with section 10-610, are provided internal to the project from the bicycle/pedestrian facility to the primary entrance of the building; and, bicycle racks are provided on-site consistent with section 10-610(e)(3).

JUSTIFICATION:

- A. THE SUBJECT SITE IS ADJACENT TO THE EXISTING SHARED USE PATH ALONG SIX MILE CYPRESS PARKWAY. SEE ATTACHED LEE PLAN MAP 3-D.
- B. ON-SITE SIDEWALKS ARE PROPOSED FROM THE ON-SITE USES TO THE EXCHANGE LANE RIGHT-OF-WAY AS SHOWN IN THE MASTER CONCEPT PLAN.
- C. OFF-SITE SIDEWALKS WILL BE PROVIDED DURING THE DEVELOPMENT ORDER ALONG EXCHANGE LANE AND MOLLY LANE TO CONNECT TO THE SHARED USE PATH ALONG SIX MILE CYPRESS PARKWAY.
- D. BICYCLE RACKS ARE PROVIDED ON-SITE AND ARE SHOWN ON THE MASTER CONCEPT PLAN.

Deviation & Written Justification | 10.21.2022 | 2011255.001(21-59)



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PARKING CALCULATIONS **FOR** **RESURGENCE BREWERY & ROCK GYM**

SUBJECT SITE REQUIRED VEHICLE PARKING SPACES:

THE PROPOSED USES DO NOT EXIST IN THEIR EXACT FORM IN THE LEE COUNTY LAND DEVELOPMENT CODE. AS REQUESTED BY COUNTY STAFF, THE PROPOSED USES OF BREWERY AND ROCK GYM ARE SPLIT INTO COMPONENTS THAT ARE SIMILAR TO USES RECOGNIZED BY THE LEE COUNTY LAND DEVELOPMENT CODE, AND THEN SUMMED FOR A TOTAL PARKING REQUIREMENT. AS SUCH, PER THE LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-2020.(b):

PROPOSED USE	CRITERIA*	AREA	REQUIRED
BREWERY MANUFACTURING	1.5 SP. / 1,500 S.F.	5,650 S.F.	5.65 SP.
BREWERY BAR	14.0 SP. / 1,000 S.F.	838 S.F.	11.73 SP.
BREWERY RESTAURANT	12.5 SP. / 1,000 S.F.	4,934 S.F.	61.68 SP.
BREWERY OUTDOOR SEATING	12.5 SP. / 1,000 S.F.	3,336 S.F.	41.70 SP.
RETAIL SMALL PRODUCTS	1.0 SP. / 350 S.F.	267 S.F.	0.76 SP.
ROCK GYM, INDOOR	3.5 SP. / 1,000 S.F.	23,371 S.F.	81.80 SP.
ROCK GYM, OUTDOOR	3.5 SP. / 1,000 S.F.	1,209 S.F.	4.23 SP.
TOTAL CODE PARKING SPACES REQUIRED PER TABLE 34-2020.			207.55 SP.
PARKING DEVIATION REQUEST (5%)**			- 10.38 SP.

REQUIRED PARKING SPACES (CALCULATED)	197.17 SP.
REQUIRED PARKING SPACES	198 SP.
TOTAL PROVIDED	200 SP.

SUBJECT SITE REQUIRED ACCESSIBLE / ADA SPACES:

SUBJECT SITE REQUIRED ADA SPACES	6 H.C. SP.
SUBJECT SITE PROPOSED ADA SPACES	8 H.C. SP.

SUBJECT SITE REQUIRED BICYCLE SPACES:

5% X 207.55 VEHICLE SPACES	10.38 BICYCLE SP.
SUBJECT SITE PROPOSED BICYCLE SPACES	12 BICYCLE SP.

* CRITERIA UTILIZED ARE FOR MULTIPLE-USE DEVELOPMENT.

** SEE DEVIATION & WRITTEN JUSTIFICATION FOR DETAILS.

Parking Calculations | 10.21.2022 | 2011255.001(21-59)



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SITE AREA DATA TABLE:

AREA NAME:	AREA (S.F.)	AREA (AC.)
TOTAL PERVIOUS AREA	= 232,125 S.F.	= 5.33 AC.
TOTAL IMPERVIOUS AREA	= 121,859 S.F.	= 2.80 AC.
TOTAL PARCEL AREA	= 353,984 S.F.	= 8.13 AC.

NOTE: SINCE THE TOTAL IMPERVIOUS AREA IS MORE THAN 2 ACRES, THIS PROJECT IS CONSIDERED A LARGE DEVELOPMENT PER LDC SECTION 10-1., AND REQUIRES A MINIMUM OF 30% OPEN SPACE PER LDC SECTION 10-415.(a).

BUILDINGS PERIMETER

LANDSCAPE CALCULATIONS:

BUILDINGS FOOTPRINTS	= 35,072 S.F.
REQUIRED AREA	= 3,508 S.F.
PROVIDED AREA	= 3,600 S.F.

Supplemental Calculations | 10.21.2022 | 2011255.001(21-59)



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PROPOSED PROPERTY DEVELOPMENT REGULATIONS**FOR****RESURGENCE BREWERY & ROCK GYM**

MINIMUM LOT SIZE	= 348,480 S.F. = 8.0 AC.
MINIMUM LOT WIDTH	= 100 FEET
MINIMUM LOT DEPTH	= 100 FEET
MINIMUM STREET SETBACK	= 25 FEET
MINIMUM SIDE SETBACK	= 25 FEET
MINIMUM REAR SETBACK	= 25 FEET
MAXIMUM BUILDING COVERAGE	= 40%
MAXIMUM BUILDING HEIGHT AT SETBACK	= 45 FEET
REQUIRED MINIMUM OPEN SPACE	=106,195 S.F. = 30%
PROPOSED OPEN SPACE	=192,325+ S.F.= 54%+
NORTH BUFFER	15' WIDE TYPE "D"
EAST BUFFER	NONE
SOUTH BUFFER	NONE
WEST BUFFER	5' WIDE TYPE "A"

PROPERTY DEVELOPMENT REGULATIONS | 10.06.2022 | 2011255.001(21-59)



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SCHEDULE OF PROPOSED USES *:

- Accessory Uses, Buildings, and Structures (LDC 34-1171 To 34-1176)
- Administrative Offices (LDC 34-2 & 34-934)
- Bar or Cocktail Lounge (LDC 34-934 & 34-1263 & 1264)
- Business Services (LDC 34-622(c) (5) Group I)
- Commercial Schools (LDC 34-622(c) (45))
- Consumption on Premises (C.O.P.) (LDC 34-1264)
- Cultural Facilities (LDC 34-622(c) (10))
- Essential Service Facilities (LDC 34-622(c) (13) Groups I, II, & III)
- Essential Services and Facilities (LDC 34-1611)
- Excavation, Water Retention (LDC 34-1651(d))
- Fences, Walls (LDC 34-1741 To 34-1747)
- Food and Kindred Products,
Manufacturing (LDC 34-622(c) (15) Groups I, II, & III)
- Incidental and Subordinate Retail &
Whole Sale (LDC 34-934)
- Novelty, Jewelry, Toys, and Signs
Manufacturing (LDC 34-622(c) (29) Groups I, II, & III)
- Outdoor Seating C.O.P. (LDC 34-1264)
- Personal Services (LDC 34-622(c) (33) Group II)
- Printing & Publishing (LDC 34-622(c) (36))
- Recreational Facilities, Commercial (LDC 34-622(c) (38) Groups I, III, & IV)
- Restaurants (LDC 34-622(c) (43) Groups I, II, III, & IV)
- Signs (LDC 30-6)
- Social Services (LDC 34-622(c) (46) Group II)
- Temporary Uses (LDC 34-3041 & 34-3044)
- Transportation Services(excluding Bus
Stations/Depots and Bus Terminals) (LDC 34-622(c) (53) Groups II & III)

*ALL USES ARE SUBJECT TO THE PARKING REQUIREMENTS SET FORTH IN LDC 34-2020., AND ARE NOT PERMITTED UNLESS THE REQUIRED PARKING IS PROVIDED.





2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING

MEMORANDUM

TO: Mr. Benjamin Hofland
Haley Ward

FROM: Reid C. Fellows, P.E.
Vice President

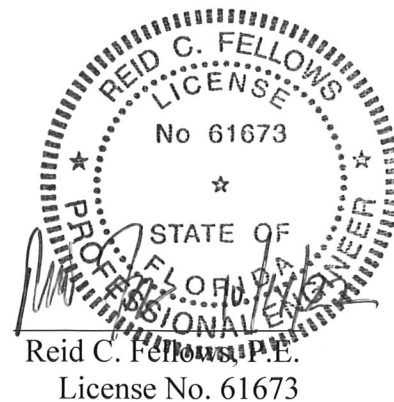
DATE: October 14, 2022

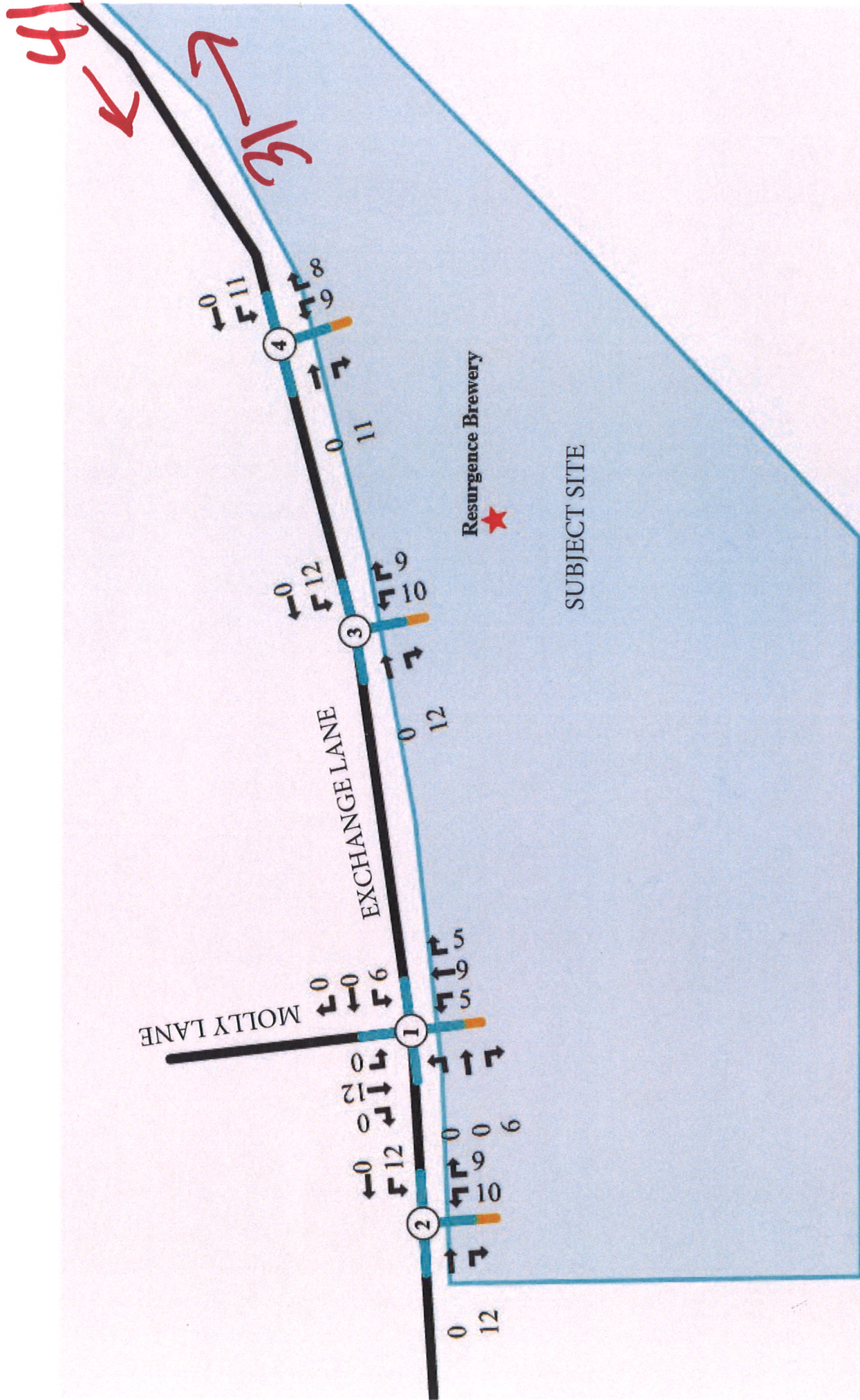
RE: Six Mile Cypress/Planation Road Intersection
Level of Service Analysis

TR Transportation Consultants, Inc. has completed a Level of Service Analysis for the intersection of Six Mile Cypress and Planation Road utilizing the *HCS 2022*© program. Background traffic was utilized from a turning movement count conducted on January 12, 2022. Project related trips were obtained from the report Traffic Impact Statement for the Resurgence Brewery and Rock Gym dated March 18, 2022.

Should you have any questions concerning this matter, please feel free to contact me.

Attachments





OTISS PRO Turns Exhibit



Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

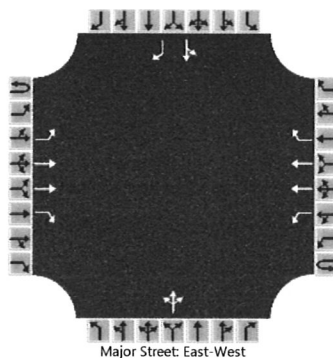
Six Mile Cypress @ Plantation Road
January 12, 2022
2028

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	3	6	10	0	239	223	848	0	4	701	19
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	0	3	6	11	0	258	241	916	0	4	757	21
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2028 Background Turning Volumes	0	3	7	12	0	291	271	1,032	0	5	853	24
Project Turning Volumes	14	5	12	0	18	0	0	0	0	23	0	0
2028 Background + Project	14	8	19	12	18	291	271	1,032	0	28	853	24

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	RCF	Intersection	Six Mile Cypress/Plantation Road
Agency/Co.	TR Transportation	Jurisdiction	Lee County
Date Performed	09/23/22	East/West Street	Six Mile Cypress
Analysis Year	2028	North/South Street	Plantation Road
Time Analyzed	PEAK With Project	Peak Hour Factor	0.91
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

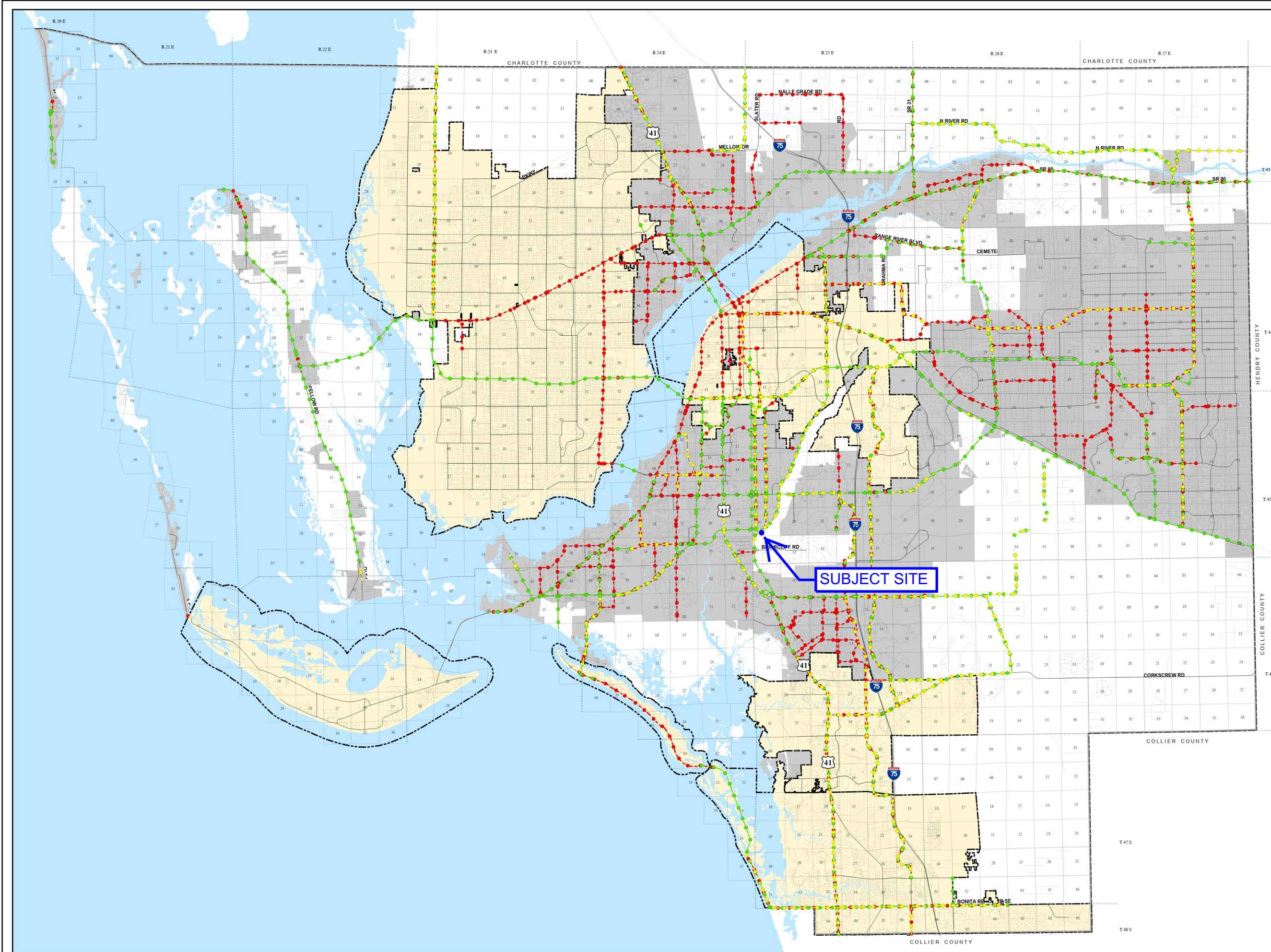
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		0	1	1
Configuration		L	T	R		L	T	R			LTR			LT		R
Volume (veh/h)	9	262	1032	0	2	26	853	24		14	8	19		12	18	291
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No								No			
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.46	4.16			6.46	4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)	2.5	2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.53	2.23			2.53	2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

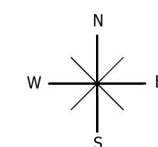
Flow Rate, v (veh/h)		298				31					45				33		320
Capacity, c (veh/h)		625				553					0				38		538
v/c Ratio		0.48				0.06									0.86		0.59
95% Queue Length, Q ₉₅ (veh)		2.6				0.2									3.2		3.8
Control Delay (s/veh)		15.9				11.9									259.4		21.0
Level of Service (LOS)		C				B									F		C
Approach Delay (s/veh)	3.3				0.4								43.3				
Approach LOS	A				A								E				



LEE COUNTY WALKWAYS & BIKEWAYS

- Sidewalk
- Shared Use Path
- On-Road Bikeway
- Future Urban/Suburban Areas*
- City Limits

Ord. No. 17-13

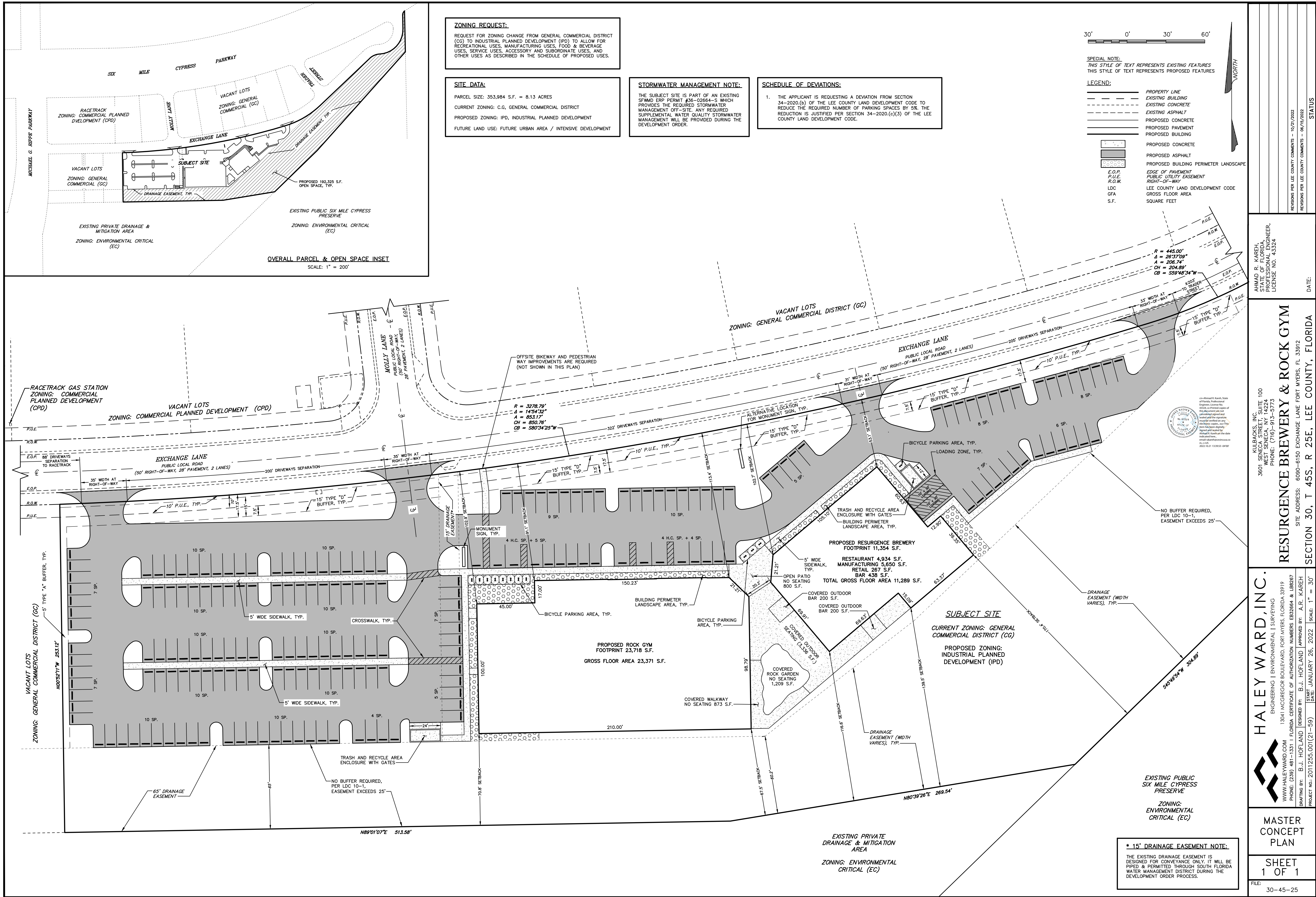


0 1 2 3 4 5
Miles

Map Generated: November 2021
City limits current to date of map generation
Note: This map depicts both existing and proposed walkways and bikeways maintained by Lee County and the Florida Department of Transportation.

* Pedestrian facilities are planned on all streets in Future Urban/Suburban areas.

Lee Plan Map 3-D



AHMAD R. KAREH
PROFESSIONAL ENGINEER
LICENSE NO. 43324

KULBACKS, INC.
3601 SENECA STREET, SUITE 100
WEST SENECA, NY 14224
PHONE: (716)-913-5773
SITE ADDRESS: 6090-6150 EXCHANGE LANE FORT MYERS, FL 33912
SECTION 30, T 45S, R 25E, LEE COUNTY, FLORIDA

HALEY WARD, INC.
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
PHONE: (239) 461-1331 | FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS: ES32664 & LB8567
DRAFTING BY: B.J. HOFLAND DESIGNED BY: B.J. HOFLAND APPROVED BY: A.R. KAREH
PROJECT NO: 2011255.001(21-59) DATE: JANUARY 26, 2022 SCALE: 1" = 30'

MASTER
CONCEPT
PLAN

SHEET
1 OF 1

FILE: 30-45-25

LOCATION: P:\FL201255-KULBACKS_INC\001-6090-6150 EXCHANGE LN FIN RESURGENCE BREWERY\G\M\ARK02-CAD_DRAWING\SCIVIL\RESURGENCE BREWERY (201255.001) 21-59 DWG\MCP-DETAIL.dwg PLOTTED 22/10/21 12:56:44 PM, aweek