



Direct Dial: (239) 590-4609

Fax: (239) 590-4688

BENJAMIN R. SIEGEL, CPA, C.M.
EXECUTIVE DIRECTOR

July 5, 2022

RICHARD WM. WESCH
PORT AUTHORITY ATTORNEY

Jeremy H. Arnold
ATWELL, LLC
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

BOARD OF
PORT COMMISSIONERS

BRIAN HAMMAN

FRANK MANN

CECIL L. PENDERGRASS

KEVIN RUANE

RAY SANDELLI

RE: Lee County Tall Structures Review Application
54' AGL Temporary Structures
24' AGL Permanent Structures
Fort Myers Brewing Company

Dear Mr. Arnold:

As requested, the Lee County Port Authority has reviewed the attached Tall Structures Review Application and has **approved** your Tall Structures Permit for 54' above ground level (AGL) temporary structure and 24' AGL permanent structures along the Fort Myers Brewing Company. The proposed project as described in the review application has been found to be in compliance with the *Lee County Land Development Code, Zoning Section 34-1107*, as amended, and is **approved** with the attached **mandatory** stipulations.

Note: A copy of the signed approved permit must be kept on the project site during construction. It is to be presented to any county, state or Port Authority representative, upon request, as proof of compliance.

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

LEE COUNTY PORT AUTHORITY

Carey Metcalfe
Noise & Airspace Project Coordinator

Attachments: Tier 1 Tall Structures Permit
Application for Tall Structures Permit

CC: Gilbert J. Forgays, III, CM – Director, Operations, RSW
James Hess – Airside Operations Manager

**LEE COUNTY PORT AUTHORITY
CONDITIONS/STIPULATIONS FOR THE ISSUANCE
OF TIER 1 TALL STRUCTURES PERMIT Tier 1 2206-05**

Project: 54'AGL Temporary Structures
24'AGL Permanent Structures

Location: Fort Myers Brewing Company
12811 Commerce Lakes Drive #28
Fort Myers, FL 33913

STRAP #: 17-45-26-L2-U2626.3805

The above project is approved for a Tier 1 Tall Structures Permit Approved based on the following stipulations:

1. **Three separate notifications must be made THREE (3) business days prior to the erection of the temporary structure using the contacts below. Voicemail is not an acceptable form of notice.**
 - RSW Air Traffic Control Tower (ATCT) at 239-768-5985;
 - RSW Operations Department at 239-590-4460; and
 - LCPA Noise & Airspace Project Coordinator, Carey Metcalfe at 239-590-4609
2. **The above-referenced project will be constructed using materials or equipment at the maximum height of 24' AGL for the permanent structure and 54' AGL for the temporary structure, at the location approximately 1.11 miles north of RSW runway 24 as described in the attached Tall Structures Review Application.**
3. This approved permit evaluated possible impacts to Page Field and Southwest Florida International Airport (RSW) only. This airspace approval has been approved for the temporary and permanent structures from **July 05, 2022 – July 04, 2023**. After that date, this approval will be null and void, unless this application is extended, revised, or this office approves a new application. Requests for a time extension must be received by this office at least 15 days before the expiration date. Valid FAA Aeronautical Studies will be required.
4. **This approved permit only applies to the above-referenced temporary and permanent structures. Due to the proximity to RSW, the temporary structures must operate at the lowest practical height and must not exceed 54'AGL, and the permanent structures must not exceed 24' AGL, (depending on location) as described in the FAA Permit Request Tables, without additional approval from the Lee County Port Authority.**
5. As a condition to this determination, the structure is to be **marked/lighted in accordance with FAA Advisory circular 70/70/7460-1 M, Obstruction Marking and Lighting, flags/red lights-Chapters 3 (Marked), 4, 5 (Red), 14 (Temporary), & 15. – As Amended.**
6. **Weather conditions and air traffic operations may prevent the temporary structures from being erected. Coordination/approval from the RSW Operations Manager and the RSW Air Traffic Control Tower are mandatory.**
7. As a condition to this permit, **the temporary crane shall be lowered to the ground when not in use, between the hours determined by the Airport Manager and the ATCT, in conditions less than VFR (contact the ATCT for updated weather before raising the crane), during inclement weather, or when instructed to do so by the ATCT.**
8. **This permit in no way preempts or waives any law, ordinance or regulation of any other governmental body or agency.**

Note: This permit must be posted on project site during construction to remain in compliance. It is to be presented to any Lee County or Lee County Port Authority representative, upon request, as proof of compliance.

Approved this 5th day of July, 2022

Lee County Port Authority Representative

Carey Metcalfe, Noise & Airspace Project Coordinator

LEE COUNTY TALL STRUCTURES REVIEW APPLICATION

Lee County Port Authority – Planning & Environmental Compliance Department

Project: Fort Myers Brewing Company

Date: 06/27/2022

(Circle one) D.O. # / Building Permit Reference #: DOS2022-00075

The undersigned Owner/Lessee hereby requests a Tall Structures Review in accordance with the Lee County Land Development Code, Zoning Section 34-1008, as amended.

PROJECT LOCATION

Address: _____

City: Fort Myers

State: FL

Zip: 33913

STRAP Number: 17-45-26-L2-U2626.3805

PROPOSED TEMPORARY CRANE (closest point or corner to nearest runway)

Latitude: 26 Degrees 33 Minutes 41.15 Seconds North

Longitude: 81 Degrees 44 Minutes 24.79 Seconds West

Height Above Ground Level: 54 FEET Site Elevation: 28.30

Date(s) of Operation: November 1, 2022- May 1, 2023 **Hours of Use: Sunrise - Sunset

Crane operator **MUST coordinate with the Lee County Port Authority prior to use

PROPOSED PERMANENT STRUCTURE (closest point or corner to nearest runway)

Type of Structure: Commercial

Construction Materials: Concrete and Steel

Base Dimensions: Please see attached plans.

Top Dimensions: Please see attached plans.

Height Above Ground Level: 24 FEET Site Elevation: 28.30

Latitude: 26 Degrees 33 Minutes 41.15 Seconds North

Longitude: 81 Degrees 44 Minutes 24.79 Seconds West

ADDITIONAL POINTS (permanent or temporary: balloons, mature vegetation heights, signs, poles, antennas, etc.)

Description: _____

Latitude: _____ Degrees _____ Minutes _____ Seconds North

Longitude: _____ Degrees _____ Minutes _____ Seconds West

Height Above Ground Level: _____ Site Elevation: _____

Description: _____

Latitude: _____ Degrees _____ Minutes _____ Seconds North

Longitude: _____ Degrees _____ Minutes _____ Seconds West

Height Above Ground Level: _____ Site Elevation: _____

11000 Terminal Access Road, Suite 8671, Fort Myers, FL 33913

[1]

Email: tallstructure@flylcpa.com / Phone: 239.590.4609 / FAX: 239.590.4688

LEE COUNTY TALL STRUCTURES REVIEW APPLICATION

Lee County Port Authority – Planning & Environmental Compliance Department

CONTACT INFORMATION

Property Owner Name: 1127 Holdings, LLC

Address: 12811 Commerce Lakes Drive #28

City: Fort Myers

State: FL

ZIP: 33913

Phone: (239) 313-6576

FAX:

Email:

Applicant Name: ATWELL, LLC - Jeremy H Arnold, P.E.

Address: 28100 Bonita Grande Drive, Suite 305

City: Bonita Springs

State: FL

ZIP: 34135

Phone: (239) 405-7777

FAX:

Email: jarnold@atwell-group.com

REQUIRED ATTACHMENTS

If cranes are to be used during the project, include the maximum operating height necessary to complete the work during construction on the application and an attachment. Additionally, shade in their envelope of maneuverability on the attachment. A printout on Google Earth annotating locations and heights of points can satisfy this requirement.

IF PERMIT SEEKER IS NOT LANDOWNER, attach a copy of the authorization to construct or lease on the land involved.

Attach hereto a scaled drawing showing the size and dimensions of the proposed construction.

Special considerations, if any:

SIGNATURE REQUIRED

I do solemnly swear (or affirm) that the statements and information contained herein and on the required supporting documents are true and correct.

Applicant Signature:

Date:

Print Applicant Name:

Please forward this application, and direct any questions regarding the completion of this application, to the Lee County Port Authority – Planning & Environmental Compliance Department at tallstructure@flylcpa.com.



CONSULTING. ENGINEERING. CONSTRUCTION.

June 28, 2022

Planning & Environmental Compliance Department
Lee County Port Authority
11000 Terminal Access Road,
Ft. Myers, Florida 33913

**Subject: Fort Myers Brewing Company
Tall Structures Permit Application**

To Whom it May Concern:

On behalf of 1127 Holdings, LLC, we are submitting the attached Tall Structures Permit application for the proposed project known as Fort Myers Brewing Company. This project is located on the northeast corner of Daniels Parkway and Commerce Lakes Drive, east of I-75. The project includes the development of a 7,500 +/- SF, one story building, the construction of supporting parking and utility infrastructure, and the construction of detention ponds and a stormwater management lake.

We have included the following items for staff review and approval:

1. One (1) copy of the Cover Letter/Description of Proposed Development;
2. One (1) copy of the Tall Structures Permit application;
3. One (1) copy of signed Affidavit of Authorization document;
4. One (1) copy of the Development Site Plan;
5. One (1) copy of the Crane Location and Swing Radius Plan; and
6. One (1) copy of the Architectural Plan.

If you have any questions or require further information, please contact me at (239) 405-7777 or jarnold@atwell-group.com.

Respectfully,
ATWELL, LLC

A handwritten signature in blue ink, appearing to be "JA", with a long horizontal line extending to the right.

Jeremy H. Arnold, P.E.
Vice President

Cc: 1227 Holdings, LLC.

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Jennifer Gratz (name), as Manager
 (owner/title) of 1227 Holdings, LLC (company/property), swear or affirm under oath, that
 I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.



Signature

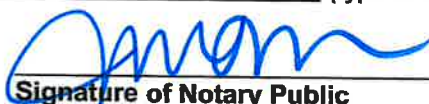
6/28/22
 Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
 ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28 day of June, 20 22, by Jennifer Gratz (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

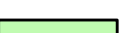
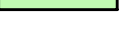
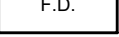


 Signature of Notary Public



MASTER SITE AND PHASING PLAN

PARKING CALCULATIONS			
TYPE OF USE	REQUIRED RATIO	SPACES REQUIRED	SPACES PROVIDED
TAP ROOM ¹ (7,441 SF + 3,288 SF)	14 SPACE PER 1,000 SF FLOOR AREA	151	176
HANDICAP SPACES	1 PER 25 SPACES ²	6	6

NOTE:
(1) PARKING CALCULATIONS PER LDC 34-2020
(2) REQUIRED HANDICAP SPACE INCLUDED IN THE TOTAL SPACES ABOVE.

LEGEND		LAND USE SUMMARY			
	PROPERTY BOUNDARY	CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
	PROJECT BOUNDARY LINE	IMPERVIOUS	109,558	2.52	22.3%
	PHASE 1A (SEE CHART FOR DETAILS)	BUILDING	9,991	0.23	2.0%
	PHASE 1B (SEE CHART FOR DETAILS)	PARKING	67,918	1.56	13.8%
	PHASE 1C (SEE CHART FOR DETAILS)	SIDEWALK/PATHWAY	31,849	0.73	6.5%
	PROPOSED LAKE	PERVIOUS	382,306	8.77	77.7%
	EXISTING PRESERVATION AND CONSERVATION AREAS	LAKE	50,235	1.15	10.2%
		OPEN SPACELANDSCAPING	145,463	3.34	29.6%
		FUTURE DEVELOPMENT AREAS	186,008	4.28	37.2%
		FUTURE DEVELOPMENT (WEST)	66,086	1.53	13.6%
		FUTURE DEVELOPMENT (EAST)	119,923	2.75	24.3%
		SUBTOTAL (ONSITE)	491,864	11.29	100.0%
		R.O.W. (OFFSITE)			
		IMPERVIOUS	25,700	0.59	86.8%
		PERVIOUS	3,984	0.09	13.2%
		R.O.W. TOTAL	28,684	0.68	100.0%
		SUBTOTAL (OFFSITE)	28,684	0.68	100.0%
		TOTAL AREA	520,548	11.97	100.0%

VERTICAL ELEVATIONS BASED ON: NAVD 88

0 50 100 200
SCALE IN FEET

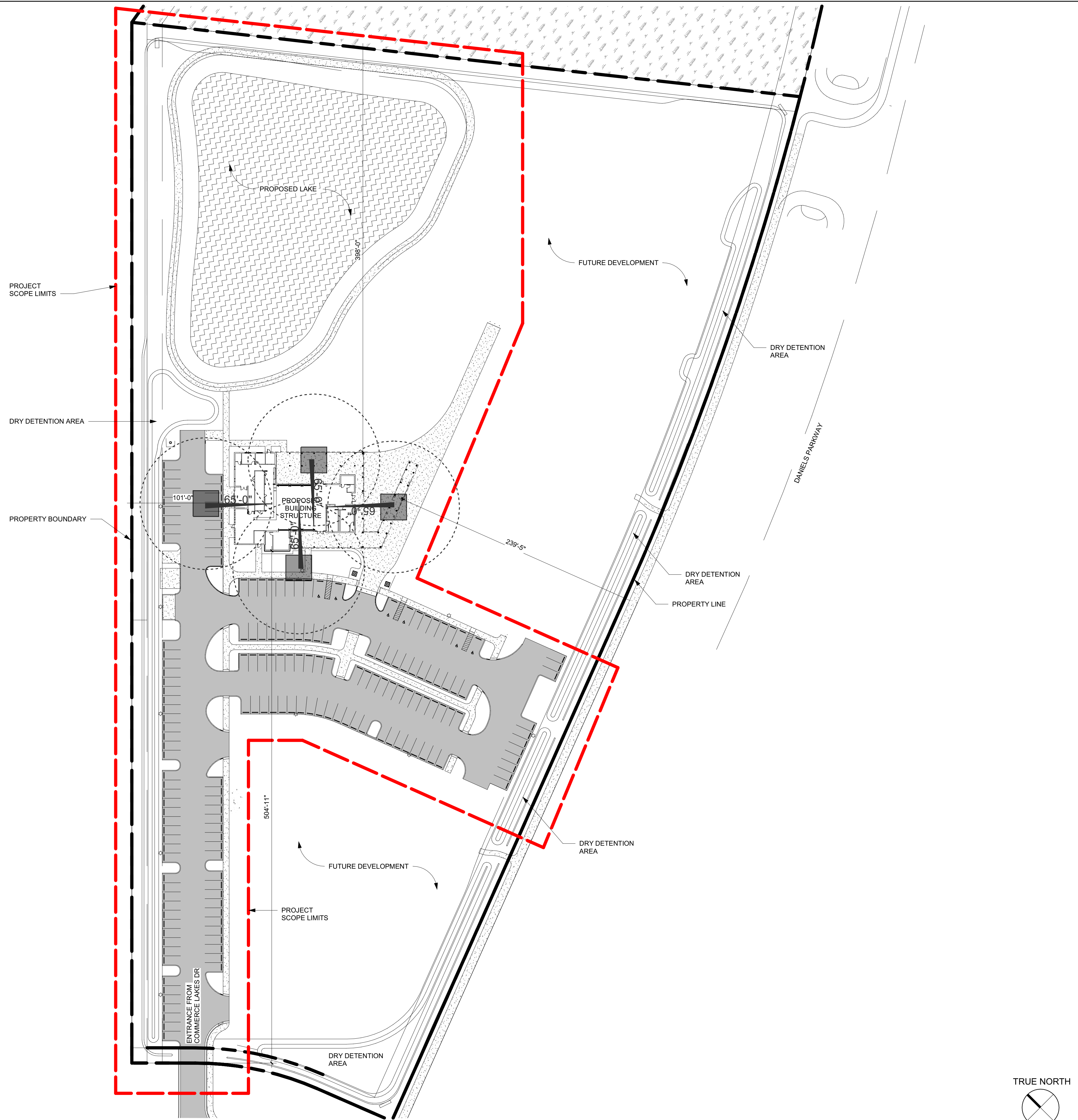
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 869-200-0

SHEET :

4



SITE PLAN GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR EXTENT OF ALL SITE WORK, SITE UTILITIES, LANDSCAPING WORK AND IRRIGATION

2. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING

KEYNOTES

SITE PLAN LEGEND

	WETLAND PRESERVED AREA
	PROPOSED LAKE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT / SIDEWALK

ARCHITECTURAL SITE PLAN 1
1" = 50'-0"

12271 TOWNE LAKE DRIVE, FT. MYERS, FL 33913
P: 239.476.8888 AR97610
CALIFORNIA | FLORIDA

OCI ASSOCIATES, INC.
MEP
9728 COMMERCE CENTER COURT
FORT MYERS, FL 33908
PHONE: 239.454.5117
LICENSE:

SELECT STRUCTURAL
STRUCTURAL ENGINEERING
12573 NEW BRITTANY BLVD
FORT MYERS, FL 33907
PHONE: 239.210.5074
LICENSE:

REVISIONS:

NO	DESCRIPTION	DATE

PROJECT TITLE:
FORT MYERS BREWING COMPANY
TASTING ROOM BUILDING

PROJECT ADDRESS:
STRAP: 19-45-25-00-00002.0000
FORT MYERS, FL 33913

PROJECT NUMBER:
FL19057

ISSUE DATE:
XX.XX.XXXX

SHEET TITLE:
ARCHITECTURAL SITE PLAN

AS-101

© Studio+ 2022

DEVELOPMENT ORDER FOR:
FORT MYERS BREWING COMPANY

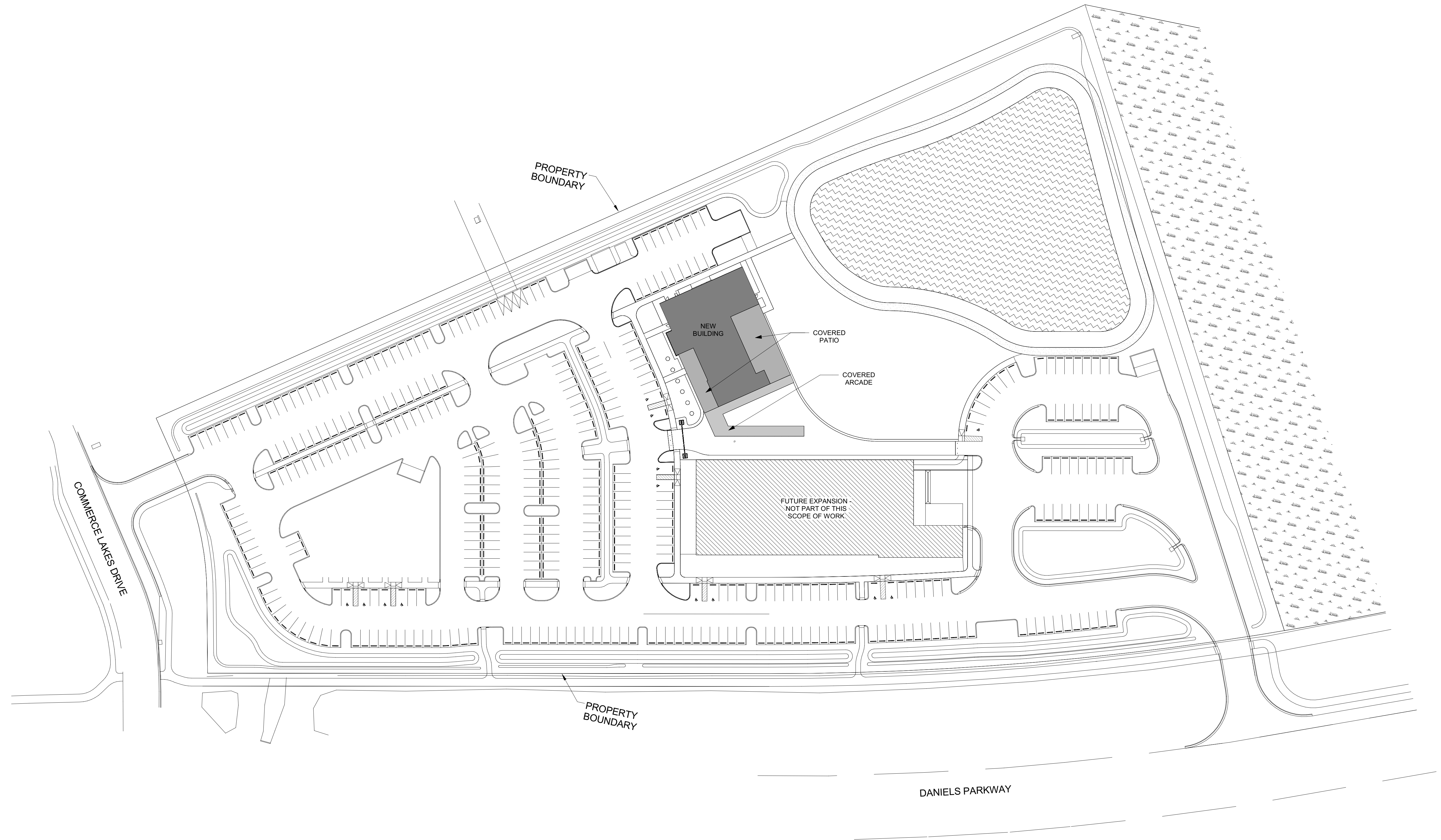
STRAP: 19-45-25-00-00002.0000
FORT MYERS, FL 33913
DATE: 03.04.2022



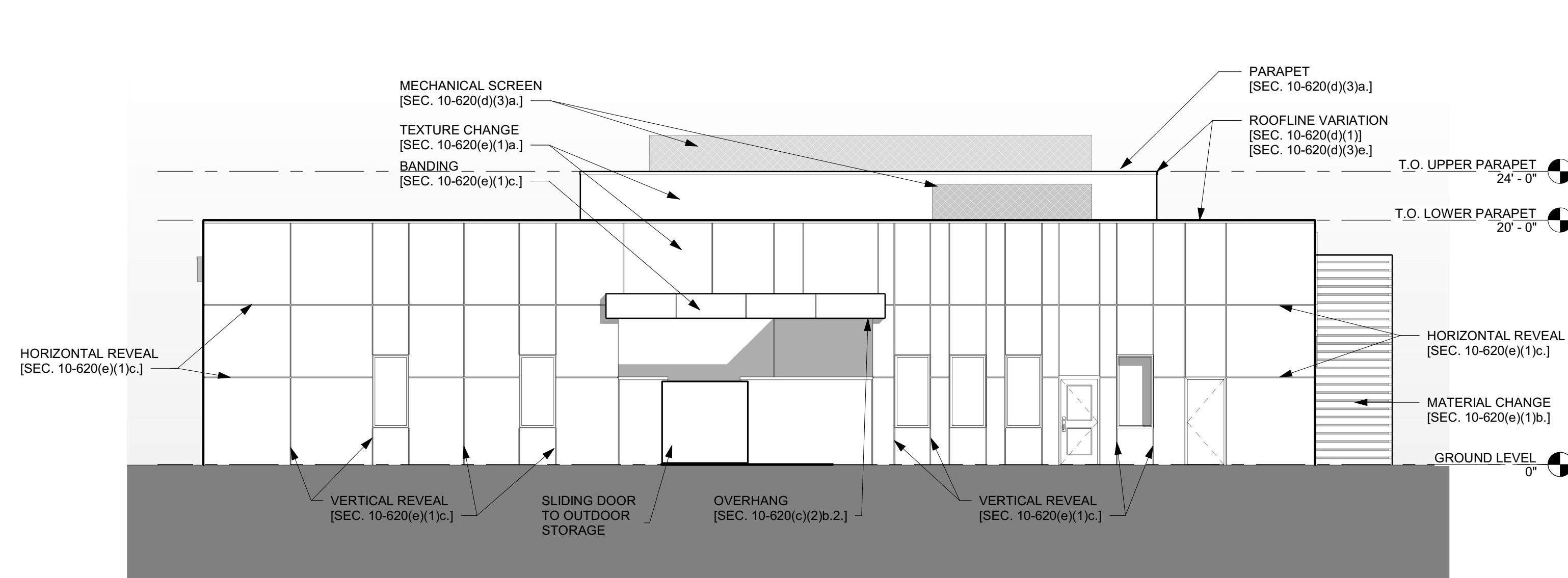
DRAWING INDEX

SHEET			CURRENT REVISION	
NUMBER	NAME	ISSUE DATE	#	DATE
00 DO PACKAGE				
DO-00	COVER SHEET	2022.03.08		
DO-01	ARCHITECTURAL SITE PLAN	2022.03.08		
DO-02	EXTERIOR ELEVATIONS	2022.03.08		

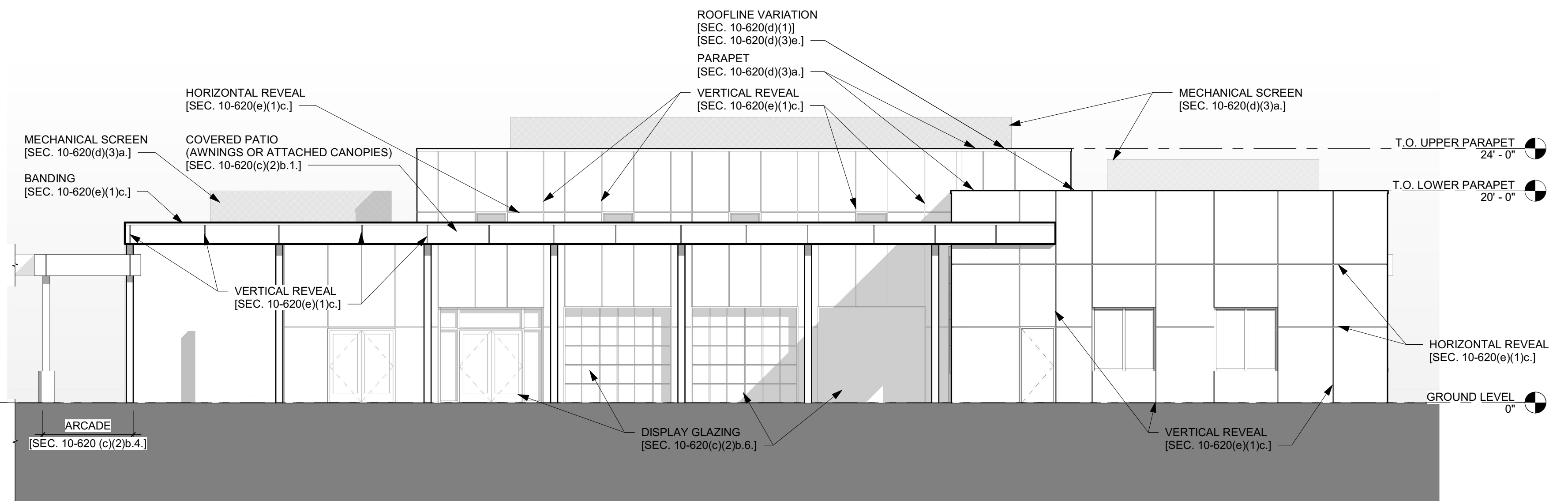
LOCATION MAP



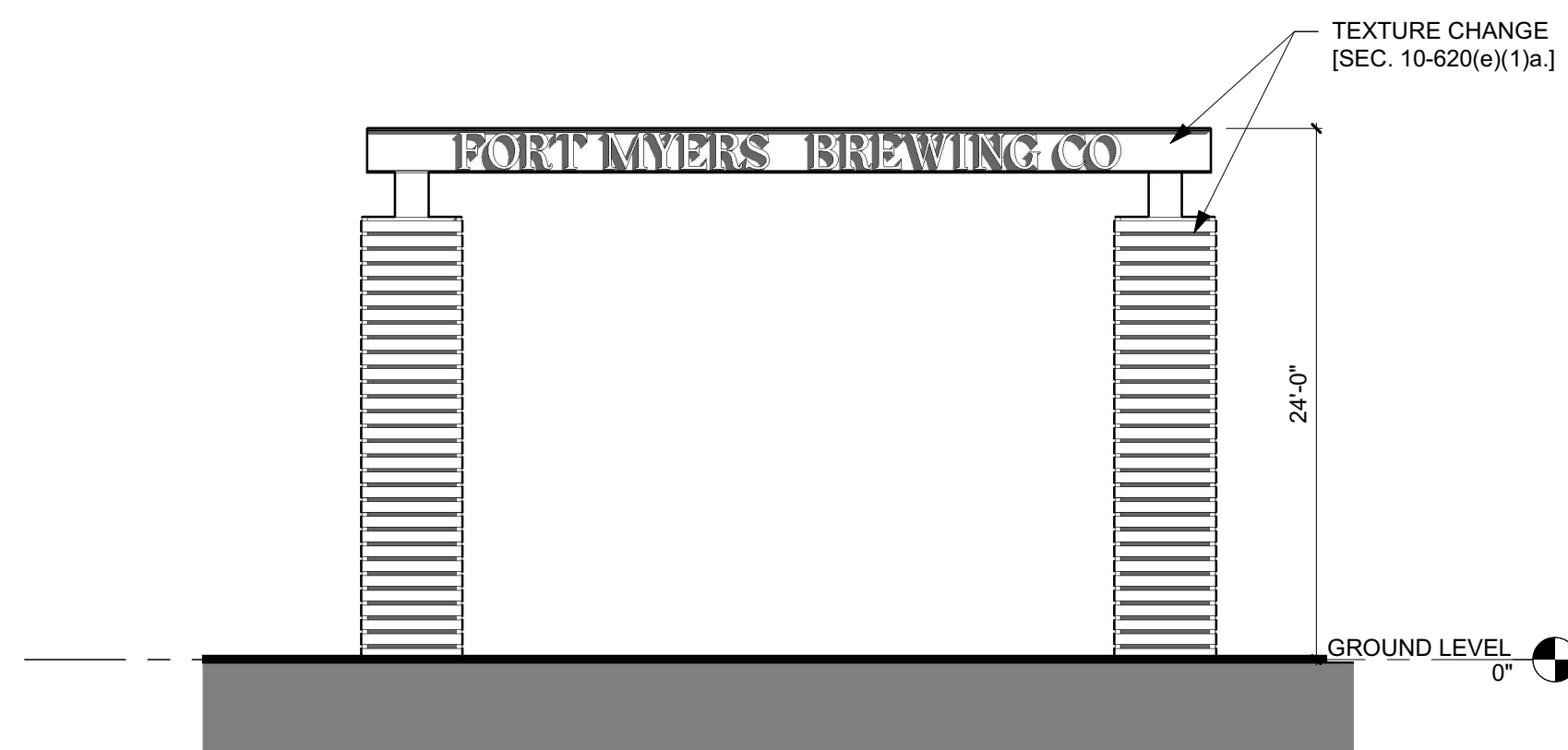
ARCHITECTURAL SITE PLAN	1
	1" = 50'-0"



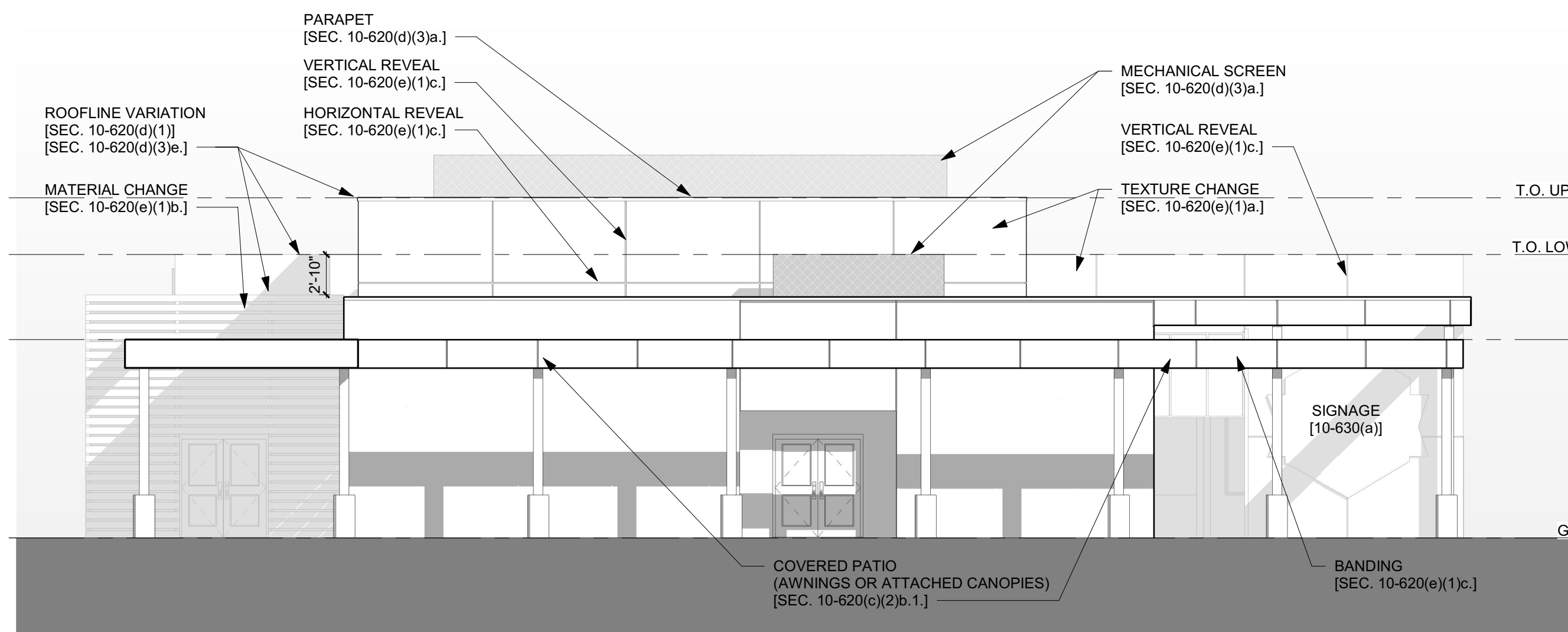
NORTH ELEVATION	1
1/8" = 1'-0"	



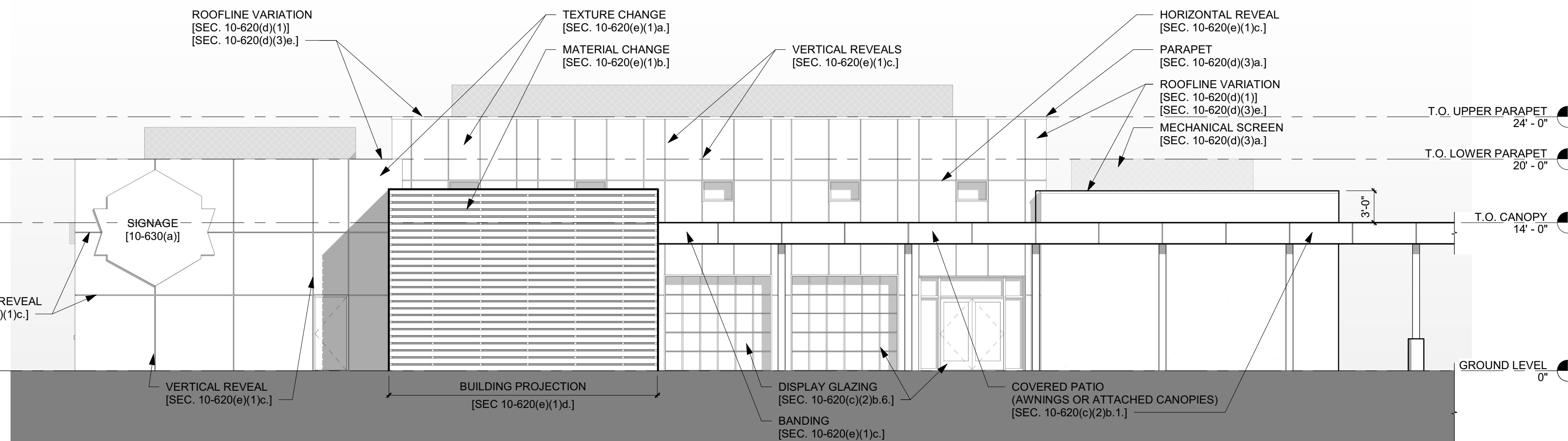
EAST ELEVATION	2
1/8" = 1'-0"	



Monument Entry Sign	5
1/8" = 1'-0"	



SOUTH ELEVATION	3
1/8" = 1'-0"	



WEST ELEVATION	4
1/8" = 1'-0"	

DEVELOPMENT ORDER FOR:
FORT MYERS BREWING COMPANY

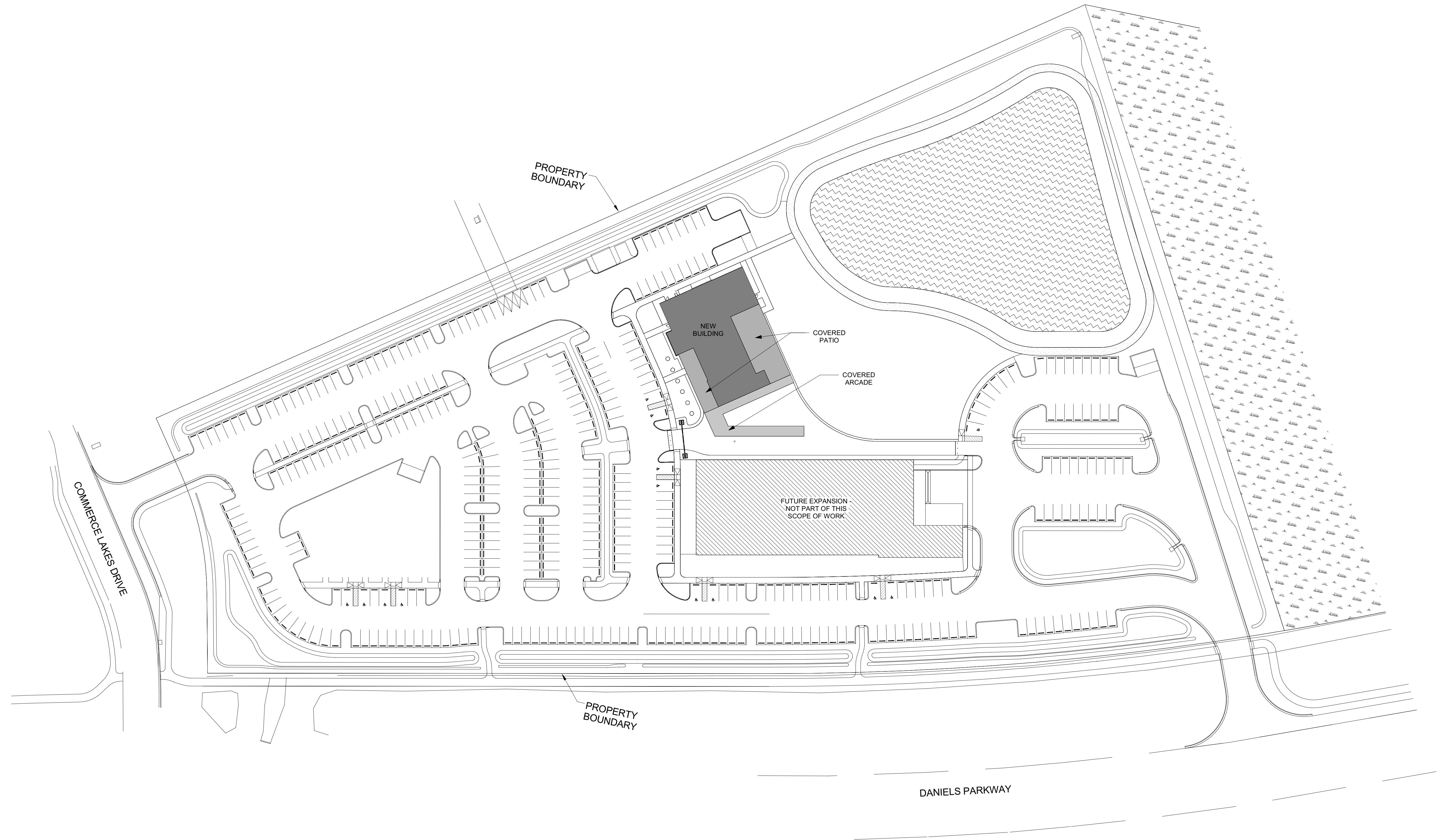
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FORT MYERS, FL 33913
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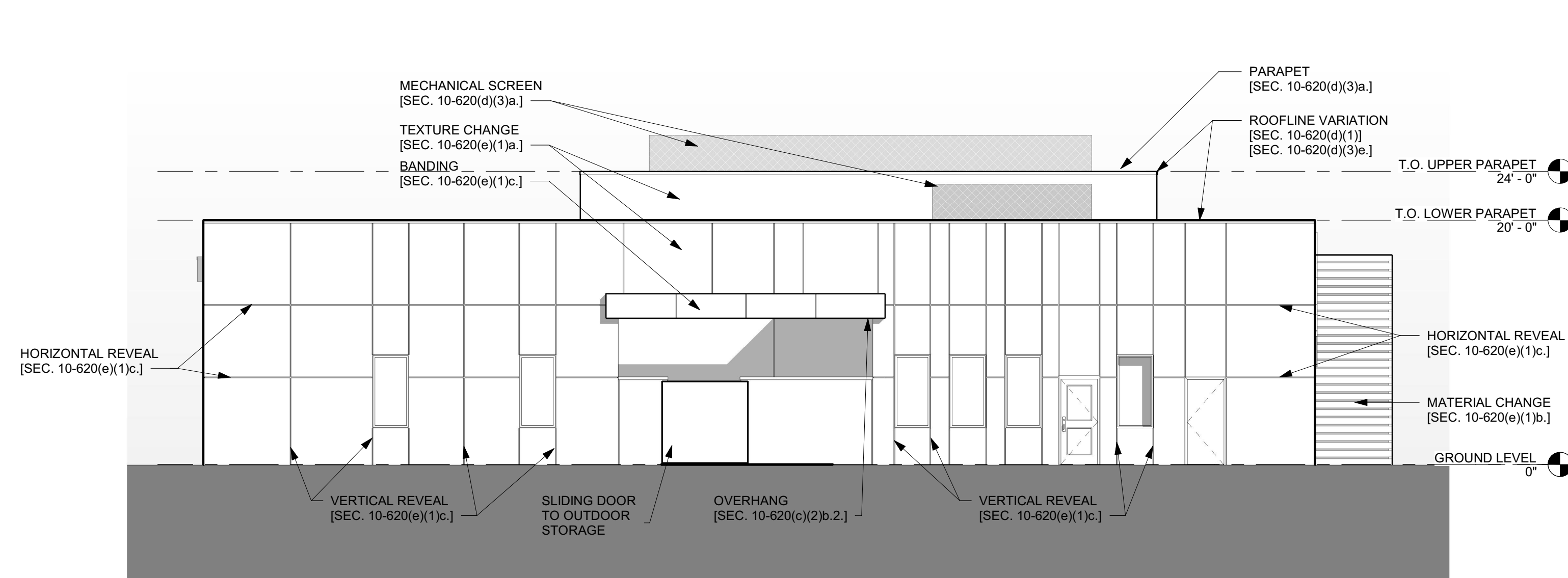
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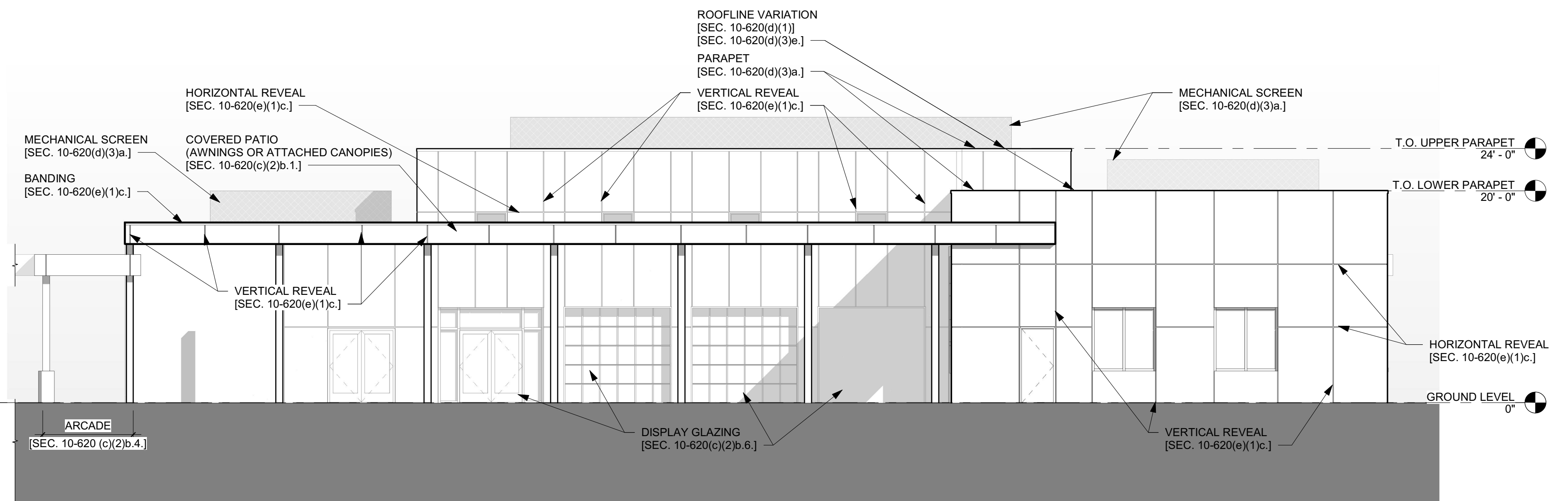
LOCATION MAP



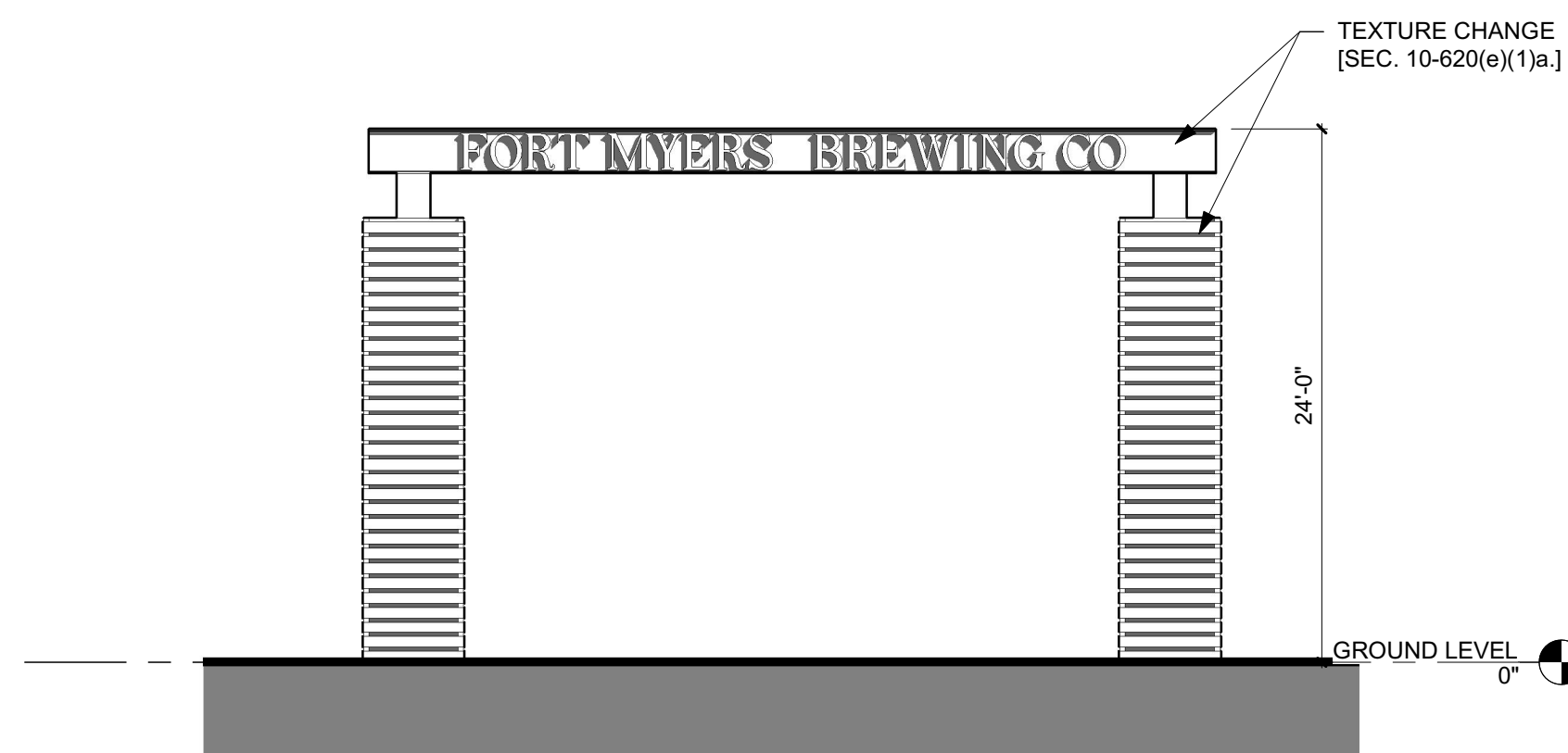
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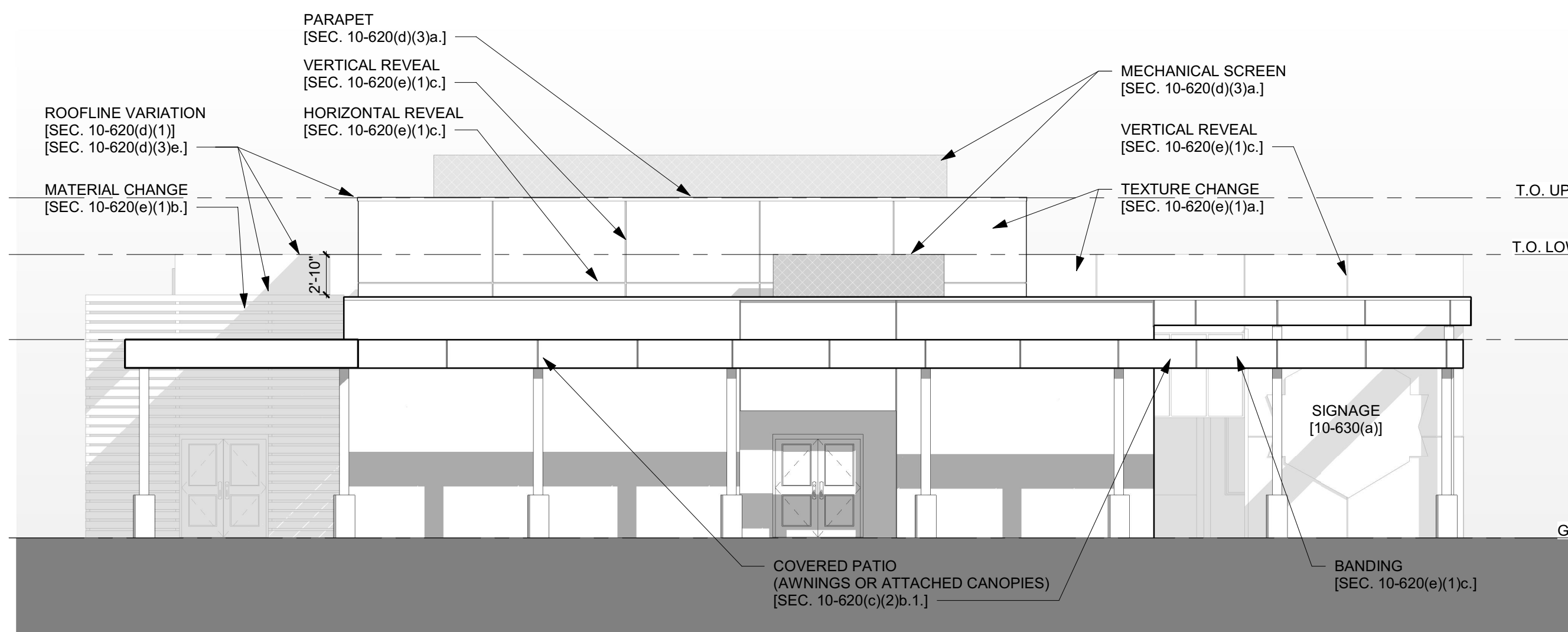
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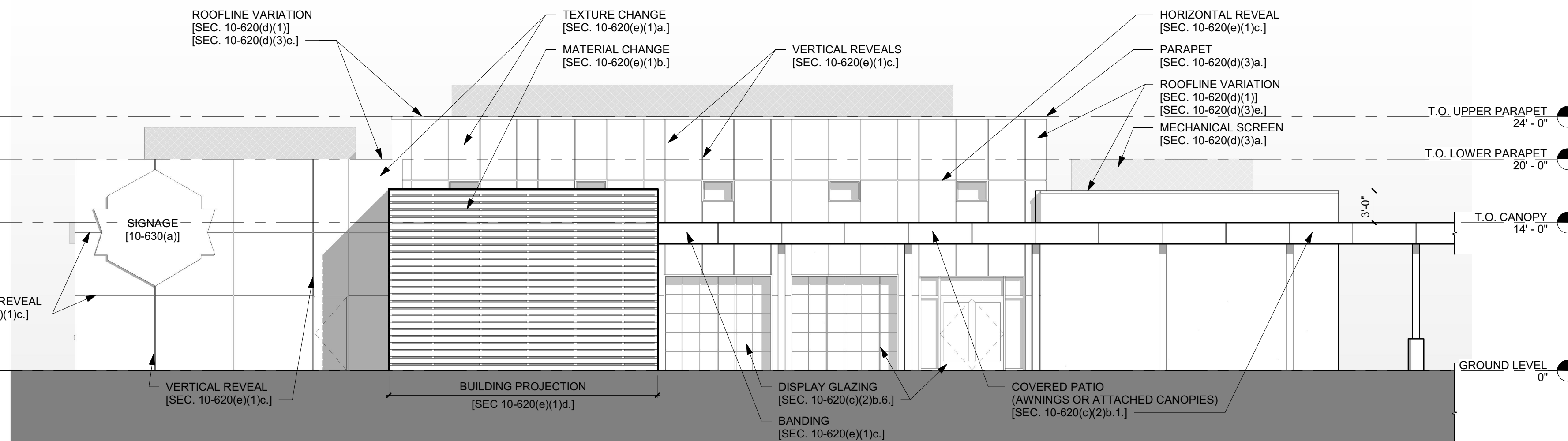
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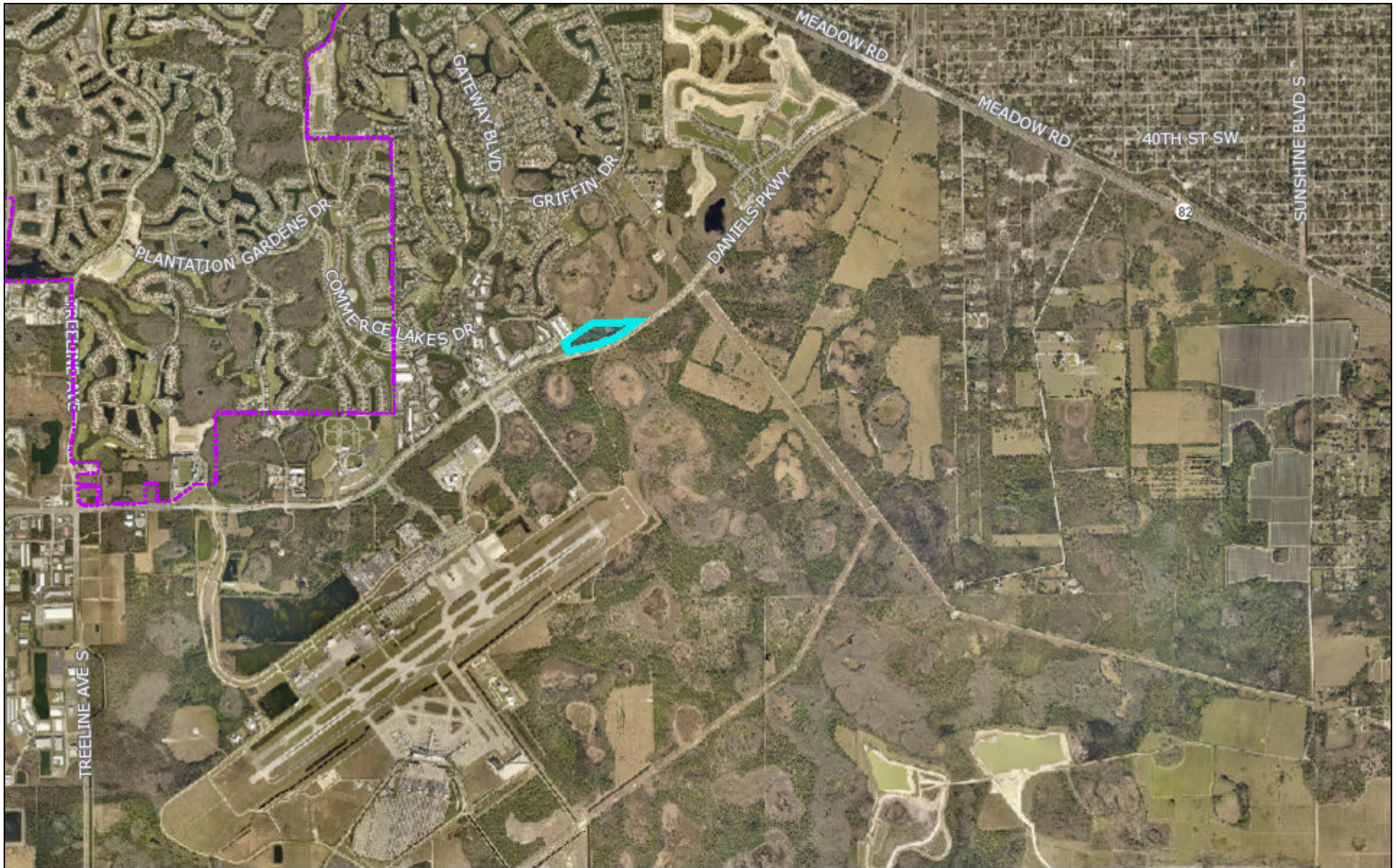


SOUTH ELEVATION	3
1/8" = 1'-0"	



WEST ELEVATION	4
1/8" = 1'-0"	

GeoView Map



June 23, 2022

Air Photos: 2022 Hi-Res (4 inch)

--- County Boundary

US 41

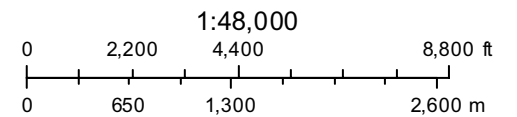
Parcels Far

Major Roads Medium

Other Highways

I - 75

Other Roads



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.