



APPLICATION FOR DEVELOPMENT ORDER IN UNINCORPORATED AREAS ONLY

Project Name: Fort Myers Brewing Company

Project Description: 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.

Project Type: ☐ Small DO* ☒ Large DO* ☐ CIP Project

*A project becomes a large DO if it is over 10 acres in size or has 2 acres or more of impervious cover.

Bonus Density/Intensity Equivalents included? ☐ YES ☐ NO

☒ This application will be processed electronically. I acknowledge that final plans and documents will only be available through Lee County's [ePlan](#) system.

1. **Name of Applicant:** 1127 Holdings, LLC
Address: 12811 Commerce Lakes Drive #28
City, State, Zip: Fort Myers, FL 33913
Phone Number: (239) 313-6576 **E-mail:**

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form. [10-107; 10-153(1); 10-153(2)]**
☒ Applicant is the sole owner of the property.
☐ Applicant has been authorized by the owner(s) to represent them for this action.

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [10-153(2)]**

a. **Company Name:** ATWELL, LLC
Contact Person: Jeremy H Arnold, P.E.
Address: 28100 Bonita Grande Drive, Suite 305
City, State, Zip: Bonita Springs, FL 34135
Phone Number: (239) 405-7777 **E-mail:** jarnold@atwell-group.com

b. **Professional Consultants Information:** If professional assistance was used in preparing the application or submittal items, attach the Professional Consultants Information Exhibit. [10-153(2)f.]

4. **STRAP Number(s):** [Attach extra sheets if additional space is needed.] [10-153(3)a.]

19-45-26-00-00002.0000

5. **Street Address of Property:** Beginning of Commerce Lakes Drive off Daniels Parkway.

6. **Planning Community or Community Plan Area*:** Gateway/Airport

*Note: Additional requirements may apply. See LDC Chapter 33 for additional information.

7. **Improvements in County Rights-of-Way.** Is the proposed development solely for improvements within County owned rights-of-way?

☐ YES – If YES, application items #8 through #17 do not apply
☒ NO

LEE COUNTY COMMUNITY DEVELOPMENT
 PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
 PHONE (239) 533-8585

8. Legal Description: [10-154(1)]

☒ Legal description (8½"x11") and sealed sketch of the legal description

OR

☐ The property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County.

9. Boundary Survey: [10-154(3)]

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ A copy of the subdivision plat if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County

10. Lee Plan (Future Land Use) Designation: Central Urban**11. Current Zoning of Property:** Commercial Planned Development (CPD)**12. Property Dimensions [10-153(3)(c)]:**

a. Width (average if irregular parcel):	<u>400</u>	Feet
b. Depth (average if irregular parcel):	<u>2250</u>	Feet
c. Total area:	<u>20.7</u>	Acres or square feet

13. Zoning Approval(s). List the case number or resolution number of any variance, special exception, rezoning, or other zoning actions that have been granted or requested on the property. **[10-153(4)]****14. DO/LDO Approval(s).** List the case number of any development order or development standards exemptions that have been approved or filed on the property. **[10-153(4)]****15. Commercial Building Design.** Is the proposed development within a commercial zoning district? **[10-600]**

☒ **YES** – If **YES**, Commercial Architectural Design Standards apply (see LDC Section 10-600)

☐ **NO** – If **NO**, application items #18 and 19 do not apply.

16. Commercial Architectural Design Applicability: Which category best describes the proposed development? If the answer is anything other than "None of the above," then Commercial Architectural Compliance is required (see architectural review requirements in LDC Section 10-600, et al.). **[10-602]**

☒ New Building

☐ Building Addition (>50% of sq ft of existing building)

☐ Renovation (>50% of sq ft of existing building)

☐ Redevelopment (>50% of sq ft of existing building)

☐ Discontinuance (use of building was discontinued for one year or more)

☐ None of the above (If none of the above, application item #17 does not apply)

17. Architectural Design Style: Indicate the architectural design style proposed for this project. {Note: If the proposed development is within an individual Planning Community/Community Plan area (see application item #7), then refer to the specific Architectural style requirements outlined in LDC Chapter 33.}

☐ Mediterranean

☐ Old Florida

☐ Modern International

☐ Main Street

☐ Key West

☐ Colonial

☒ Contemporary

☐ Caribbean

☐ Spanish

☐ Vernacular

☐ Florida Vernacular

☐ Other _____

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the document name indicated below.

One copy of all submittal items may be submitted electronically through [ePlan](#) or at the Permitting Lobby unless otherwise noted.

SUBMITTAL ITEMS

☒ Completed application [10-153]

☒ Filing Fee - [10-108(a)]

PLAN SETS

☐ Existing Conditions Drawings [10-154(6)]

☒ Area Location Map [10-154(6)(a)]

☒ Site Plan [10-154(7)]

☒ Utility Plans [10-154(6)(h); 10-154(7)(j)]

☒ Drainage Plans [10-154(7)(k)]

☒ Landscaping Plans [10-154(7)(l)]

☒ FLUCCS Map [10-154(6)(f)] (if applicable - required if DO is a large project)

☒ Exterior Lighting Plan [10-154(8)] (if applicable – required if exterior lighting is to be provided)

☐ Architectural Elevations [10-604] (if applicable)

ADDITIONAL SUBMITTAL ITEMS

☒ Affidavit of Authorization [10-153(1)] *Prior to DO approval, one signed & notarized original must be submitted*

☒ Professional Consultants Information [10-153(2)(f)]

☐ Legal description and sealed sketch of legal description or copy of plat [10-154(1)] (if applicable)

☒ Boundary Survey or plat [10-154(3)] (if applicable)

☒ Title Certification [10-154(2)] (if applicable)

☐ List of STRAP Numbers (if additional sheet is required) [10-153(3)a]

☐ Community Meeting Notes [Chapter 33] (if applicable)

☒ Stormwater Pollution Prevention Plan (SWP3) [14-477]

☒ Traffic Impact Statement [10-154(10)]

☐ Protected Species Survey [10-154(14)] (if applicable)

☒ Protected Species Management Plan [10-154(15)] (if applicable)

☐ Certificate to Dig [10-154(16)] (if applicable)

☐ Historical Impact Assessment [10-154(17)] (if applicable)

☐ Exotic Vegetation Removal Plan [10-154(18)] (if applicable)

☐ Hazardous Materials Plan [10-154(12)] (if applicable – private port facilities only)

☐ Port Facility Permits (i.e. Tall Structures Permit) [10-154(13)] (if applicable)

☐ Fire Protection Plan [10-154(20)] (if applicable)

☐ Emergency Preparedness Plan [10-154(21)] (if applicable)

☐ State/Federal Permit Applications [10-154(22)] (if applicable)

☐ Operation & Maintenance Covenants [10-154(23)] (if applicable)

☐ Assignment of Maintenance [10-154(24)] (if applicable)

☐ Cost Opinion [10-154(25)] (if applicable)

☐ Surety/Cash Bond [10-154(26)] (if applicable)

☒ Lee Plan Consistency [10-154(27)]

☐ Drainage Discharge Agreement [10-154(28)] (if applicable)

☐ Bonus Density/Intensity Equivalents Supplemental Form (if applicable)

NOTE: *Items in same color can be uploaded into ePlan as one file (those in white need to be separate files).*