



Writer's Direct Dial Number: 239-533-8316

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June 02, 2022

Jeremy Arnold
Atwell, LLC
28100 Bonita Grande Dr. Suite 305
Bonita Springs, FL 34135

RE: Fort Myers Brewing Company
DOS2022-00075
DO Submittal Large

Dear Jeremy Arnold:

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

See attached checklist.

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of the Development Services Division within thirty (30) days of the date hereon or the application will be deemed withdrawn unless the applicant requests an extension and waives in writing the statutory development order review deadlines in F.S. 125.022, as it may be amended.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 If deemed withdrawn, a new application along with appropriate fees will be required; or you have thirty (30) calendar days from the date hereon to file an appeal of this decision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

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

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

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

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Section

Electronically signed on 6/2/2022 by
Brittany Banker, Development Services Plan
Reviewer
Lee County Development Services

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REQUEST FOR WAIVER OF STATUTORY DEVELOPMENT ORDER REVIEW DEADLINES

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

*Please provide the required information below.

*Project Case Number: _____

*Project Name: _____

*Applicant Name: _____

*Phone Number: _____

*Email: _____

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

*Signature

*Date

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

Development Services Comments:

Please demonstrate compliance with the MCP in Z-21-007, for example but not limited to the lake and the food truck staging area. An amendment to the MCP may be required.

Per Z-21-007, please include the outdoor seating and optional pavilion/stage area, delineate the food truck staging being proposed listing the square footage of the entire proposed staging area in the total square footage on the cumulative table.

Please remove the indication for the "Optional Future Building".

It appears there may be a proposed access to Daniels parkway on the plans cross section I - I, please clarify.

[10-610(d)(3)a.] Bicycle Parking Requirements-Number of Spaces. Safe & secure bicycle parking spaces must be provided totaling five percent of required motor vehicle spaces in accord with LCLDC Section 34-2020 up to 1,000 vehicle spaces. A minimum of 2 bicycle parking spaces must be provided. For each 500 spaces above 1,000 vehicle spaces, 4 additional bicycle parking spaces are required.

[10-610(d)(3)b.1.] Bicycle Parking-Design. A bicycle parking facility suited to a single bicycle may be a stand-alone inverted-U design measuring a minimum of 36" high & 18" wide [1-1/2" Schedule 40 pipe, ASTM F 1083] bent in 1 piece ("bike rack") mounted securely to the ground [by a 3/8" thick steel ASTM A 36 base plate] capable of securing the bicycle frame & both wheels.

[10-610(d)(3)b.1.] Each bicycle parking space must have a minimum of three (3) feet of clearance on all sides of the bike rack.

[10-154(7)o.] Groundwater & Surface Water statement. A description of potential impacts to groundwater and surface water must be provided on the proposed development plan drawing. Please provide the required statement on the plans.

[10-154(7) r] Benchmarks. There must be a minimum of one (1) benchmark per forty (40) acres or portion thereof. Each benchmark must be shown and described on the proposed development plan drawing.

[10-153.(3)b.] STRAP Numbers. STRAP number(s) for the property must be provided. Please revise the STRAP number on your plans.

[14-476(a)(3))] Clean Water Requirements, NOI. For all projects one acre in size and larger, a notice of intent (NOI) must be filed with FDEP in Tallahassee in accordance with DEP Document No. 62-621, as well as with the Director, at least 48 hours prior to the start of construction. [14-476(a)(3))] STIPULATION: Not less than forty-eight (48) hours prior to the start of construction, provide to Development Services Division copy of the Notice of Intent with evidence that it has been filed with FDEP. (JMcperson@leegov.com or lsimmons@leegov.com).

[10-261(a)] Refuse & Solid Waste Disposal Facilities. Area Requirements. At a minimum, the area requirements specified in the table in LCLDC Section 10-261(a) must be provided. . Please provide solid waste calculations.

[10-261(c); 10-610 et. seq] Shielding of Solid Waste Disposal Facilities. All storage areas/containers must be adequately shielded by a landscaped screen or solid fencing along at least three sides. Please provide a detail of the garbage and recyclable area shielding. As provided in §10-610(c)(2) of the LDC, trash collection areas must be fully shielded from adjacent properties and street rights-of-way when viewed from ground level. The shielding must extend vertically a distance equal to or greater than the items, delivery trucks, or facilities being shielded using the same materials, colors, and textures as the primary facades of the main building. Note: Fencing materials are not permitted for use in gates.

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Is there lighting on the walkway around the lake?

[34-625(d)(1), Table 1, Note (2)] At time of inspection for issuance of a Certificate of Compliance initial illumination may not exceed 0.5 foot candles (fc) as measured at the property line, or 0.2 fc measured at 10 feet from the property line onto an adjacent residentially zoned property or use. STIPULATION: Prior to final inspection for a certificate of compliance pursuant to §10-183, site verified foot candle readings must be provided demonstrating that the outdoor lighting, as installed, conforms with the approved photometrics and the letter of substantial compliance provided by a registered professional engineer must include a certification that the outdoor lighting is in compliance with this code. Please be reminded that at the time of inspection for issuance of a Certificate of Compliance, initial illumination may not exceed 0.5 foot candles as measured at the property line, or 0.2 foot candles measured at 10 feet from the property line onto adjacent residentially zoned property or use.

[10-153(4)d] Local Permits. Provide copies of any Local permits which affect the property. Prior to development order approval, a Tall Structures Permit may be required for the proposed improvements. Please see §34-1008(e) of the Lee County Land Development Code for permitting procedures and contact the "Airport Planner", Lee County Port Authority, Fort Myers, FL 33919-8213. Applications are available at www.flylcpa.com and email inquiries may be addressed to tallstructure@flylcpa.com. Please note that that a Tall Structures Permit may be required even for temporary construction equipment.

[10-321(a)] General surface water management (SFWMD ERP) Development parcels exceeding the threshold for a South Florida Water Management District (SFWMD) ERP must have stormwater management systems designed in accordance with SFWMD requirements & the issuance of a SFWMD permit will be accepted as compliance with the County requirements. Review of these projects will be limited to external impacts & wet season water table elevation.

Future STIPULATION: NO CONSTRUCTION OF ANY KIND MAY OCCUR BEFORE A COPY OF THE APPROVED SFWMD ERP IS PROVIDED TO THIS OFFICE. Once received, County staff will review the SFWMD ERP to ensure consistency with the approved Development Order.

No permit inspections, Certificates of Compliance or Certificates of Occupancy will be issued until the SFWMD ERP is provided and County staff find that the approved development order is consistent with the SFWMD ERP.

Please be advised that, if the development order requires a revision to be consistent with the issued ERP, the revision must be approved prior to commencement of any portion of the work covered by the amendment.

Approval and issuance of any Certificate of Compliance will be based solely upon compliance with the plans and documents approved under this development order, as well as the Lee County Land Development Code.

Future STIPULATION: Prior to the issuance of a Certificate of Compliance for any project, or any phase of a project, which contains a surface water management system permitted by the South Florida Water Management District (SFWMD), a copy of the executed SFWMD Construction Completion/Construction Certification Form must be submitted to this office.

Please contact Brittany Banker at bbanker@leegov.com or by calling 239-533-8316 with any questions regarding the above review comments.

DOT Comments:

1. Demonstrate the motor vehicle connection on Commerce Lakes Dr shown on the plans is in compliance with LDC Section 10-285 (Connection Separation) or consistent with the deviations previously approved in the zoning resolution of the BoCC.
2. Provide a crosswalk with associated curb ramps/landings complying with the ADA standards at the

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driveway on Commerce Lakes Dr and extend the sidewalk to the northern property line.

3. Provide the complete offsite improvement plans (i.e., turn lane and sidewalk/shared use path construction within Commerce Lakes Dr and Daniels Pkwy) with construction level details including grading information and cross sections to ensure the turn lanes and sidewalk/shared use path is designed complying with latest edition of the Florida Greenbook and FDOT's Design Standards. In addition, the plans must show and specify all the existing drainage swales, structures, headwalls, and pipes as well as conflicts between the proposed sidewalk/shared use path and the existing utilities and above-ground facilities. Additional comments may be necessary upon detail review of the requested information.
4. In accordance with LDC Section 10-291(2), please demonstrate the proposed development meets the requirements for the street access (Commerce Lakes Dr). All development must abut and have access to a public or private street designed, and constructed or improved, to meet the standards in LDC Section 10-296. Any development order will contain appropriate conditions requiring all streets to which the project proposes access to be constructed or improved to meet the standards in section 10-296. Improvements to offsite streets necessary to provide access to the project must extend, at minimum, from the project's access point to the point at which the street connects to a County or privately maintained street meeting the standards in LDC Section 10-296.
5. Demonstrate the proposed 29" x 45" equalizing pipe to accommodate the future driveway onto Daniels Pkwy is designed and sized with adequate conveyance capacity.
6. Clearly specify the width of the proposed sidewalk/shared use path on the plans and related cross sections.
7. Pavement specifications of the sidewalk/shared use path within the County ROW and/or easement must comply with the minimum pavement design specifications in Table 3 of LDC Section 10-296. The concrete thickness of sidewalk within the County ROW and/or easement must be a minimum thickness of six (6) inches.
8. Provide additional cross sections/profiles of the proposed driveway connection onto the Commerce Lakes Dr right-of-way to demonstrate the driveway grade is designed in accordance with the current FDOT Driveway Information Guide.
9. Provide additional detailed information (e.g., cross sections/profiles) on the proposed utility lines within the Daniels Pkwy ROW showing the depth of the proposed utility lines and potential conflicts/crossings between the proposed utility lines and existing utilities and drainage facilities. Utility lines with a nominal diameter of more than two inches (2") that will cross under the County maintained roadway must be placed in casing that will allow the utility lines to be removed for repair without disturbing the subgrade. The casing must be of adequate strength and of sufficient length to extend a minimum of four feet (4') beyond each edge of the roadway surface, or a minimum of two feet (2') beyond the back of curb/gutter sections.
10. Obtaining approval from the South Florida Water Management District (SFWMD) for the proposed modification to the existing Environmental Resource Permit of Daniels Pkwy is necessary for the proposed offsite improvements to Daniels Pkwy (i.e., filling detention areas). The ERP application shall be authorized by the LCDOT. The requirements for water quality and quantity for the additional impervious surfaces as well as encroachment onto the existing stormwater management areas due to the offsite improvements shall be provided within the onsite development area and addressed in the ERP. Prior to issuance of the Certificate of Completion (C.C.) of the County ROW Permit, the applicant shall provide the Construction Completion Certification Acceptance of the ERP from the SFWMD to the Lee County DOT staff.
11. Upon the sufficiency of the traffic impact statement (TIS), additional offsite improvements including, but are not limited to lengthening existing or constructing additional turn lanes may be required. Please ensure the plans show and reflect all necessary offsite improvements consistent with the traffic impact

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statement evaluation.

STIPULATIONS:

1. After the Development Order is approved, a Lee County Right of Way (ROW) Permit and Bond will be required PRIOR TO commencement of construction activities within the County ROW or easements including any type of access to the road ROW and temporary construction access for lot clearing and truck hauling operations. The ROW Permit application will require the LDC Approved stamped set of plans.
2. Temporary Traffic Control (TTC) or Maintenance of traffic (MOT) plans shall be reviewed and approved in the ROW permit review process. The permittee/contractor shall coordinate with LCDOT staff to conduct construction operations to minimize interference with, or interruption of vehicular, bicycle, or pedestrian traffic upon and along the roadways. No work can proceed until the MOT plans are approved by LCDOT. Pedestrian/Bicycle traffic accommodations must be included as part of the MOT plans; any temporary facility must meet current ADA standards.
3. The concrete thickness of the sidewalk/shared use path within the County ROWs and easements shall be a minimum thickness of six (6) inches. All sidewalk/shared use path shall be constructed/reconstructed with a cross slope of 2% or less, and unless at a curb ramp, shall have a running slope of 5% or less. All sidewalk construction/reconstruction must comply with latest edition of the Florida Greenbook and FDOT's Design Standards, including curb ramps and detectable warning surfaces.
4. No utility structures, water valves, meter boxes, power poles, fire hydrants, or pull boxes shall be allowed within the sidewalk within the County ROW and/or easement. The developer/contractor shall coordinate with the utilities and power companies to relocate the structures/facilities to be outside the sidewalk. When relocation is not feasible, the surface feature of the structures in the location of the sidewalk must be adjusted to meet the ADA requirements for surfaces including non-slip top surfaces and adjustment to be flush with and at the same surface slope as the sidewalk.
5. Detectable warning surfaces and sidewalk curb ramps meeting the current FDOT design standards shall be constructed at each street crossing where there is a curb or other change in level. All detectable warning surfaces shall be cast-in-place (wet-set and anchored in concrete).
6. Installation of all traffic signs within the County ROW shall comply with the current Lee County Design Standard for Sign Installation.
7. Preformed thermoplastic material pavement markings shall be applied for all the pavement markings within the County ROW.
8. Review comments are based upon information presented on the latest submitted plans. LCDOT staff reserves the right to comment on and/or require revisions to any portion of the plans, whether or not it was part of the original submittal or subsequent revisions, until the plans have been deemed sufficient for inclusion in the project file.
9. LCDOT comments and approval are not intended to be all inclusive of errors and omissions. It should not be assumed that any issues that are not addressed in this correspondence are acceptable to LCDOT. The consultant is solely responsible for technical accuracy, engineering judgment and quality of their work. At the permittee's sole expense, the permittee shall address any errors and omissions, which are not in compliance with the current land development codes, LCDOT, LCU, FDOT, MUTCD, and ADA standards as well as LCDOT maintenance and operation programs and procedures, found during the construction.

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

Environmental Comments:

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Please provide an open space calculation on the landscape plans. Per condition 5 of zoning resolution Z-21-007, development order plans must depict 7.08 acres indigenous open space to meet the project open space requirement of 6.65 acres.

Please label the acreage of the preserve area on the civil and landscape plans.

LDC 10-415(b)(4)--Please provide a management plan for the indigenous preserve area.

Please provide a protected species management plan in compliance with condition 9 of zoning resolution Z-21-007.

Please illustrate the location of the Florida Black Bear signage on the landscape plan.

The required parking tree calculation states 27 trees required, however staff only counts 26 trees on the landscape plan.

The general tree calculation states that general trees are provided under zoning resolution Z-21-007, staff does not see where any general tree information is mentioned in the zoning resolution. Please advise and provide required general trees.

Please label and dimension the landscape buffers on the cross sections within the civil plans.

FUTURE STIPULATION: Per condition 5(b) of zoning resolution Z-21-007, the vegetation removal permit application must include a wetland mitigation plan for impacts to jurisdictional wetlands or a copy of the receipt confirming payment of offsite wetland mitigation.

FUTURE STIPULATION: Per condition 10 of zoning resolution Z-21-007, Developer must submit pre-construction surveys for Big Cypress Fox Squirrel and Florida Bonneted Bat prior to approval of a vegetation removal permit.

FUTURE STIPULATION: Per condition 11 of zoning resolution Z-21-007, Developer must install Florida Black Bear signage at each intersection of a public parking area and pedestrian access to development uses prior to County issuance of a certificate of compliance.

Please contact Abby B Henderson at AHenderson@leegov.com or by calling 239-533-8305 with any questions regarding the above review comments.

Fire Comments:

Inspector Comments: The fire flow area shall be the total floor area of all floor levels of a building except as modified in 18.4.4.2.

Sec. 10-384 (b) Fire flows. Fire flows for all developments will be determined according to this division before the issuance of a development order.

(1) The engineer, contractor or installer of water supply systems in new developments must demonstrate, by actual test, that the capacity of the water supply system will meet fire protection design requirements as set forth in Chapter 18.4 of the Florida Fire Prevention Code (NFPA 1, FIRE CODE, FLORIDA current edition).

(2) A fire flow of the existing public water system must be made before the issuance of a development order for all developments in or within one-quarter mile of an existing public water system.

(3) Fire flow tests must be witnessed by the fire department and other authorities having jurisdiction.

(4) A minimum flow in all cases will be 1,000 gallons per minute with a 20 pounds per square inch residual.

Provide a current fire flow test for this project. Visit SouthTrailFire.org for instructions for requesting a flow test

Inspector Comments: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are

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hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with Section 18.4.

Sec. 10-384(c) Water main installation. Water main installation will be provided in accordance with the following standards.

(2) Water mains for all commercial buildings and for residential buildings with more than six dwelling units per building or more than two stories in height must be no less than ten inches in diameter, and constructed in an external loop system with intersecting water mains installed every 2,000 feet.

(4) The maximum allowed dead-end water line must be no longer than one-half the distance required between intersecting water mains.

The current design of the fire protection system has the fire sprinkler lines at the end of a dead end, not accessible for the fire department for safe access and suppression. All of the following shall be consider for fire line location

The remote FDC must be located on the same side of the fire lane as the nearest fire hydrant to prevent obstruction of the fire lane by fire hoses. (NFPA 1:18.2.4.1, NFPA 24:5.9.5.2)

The fire hydrant must be 40+ ft. from the building. (NFPA 24:7.2.3)

Where a PIV is required, it must also be 40+ ft. from the building. (NFPA 24:6.2.9(1))

Backflow preventers must also be 40+ ft. from the building. (NFPA 24:6.2.9(4))

All of these requirements should result in an easily accessible remote fire lane with all required fire protection system appurtenances located conveniently in proximity to each other, with all required minimum spacing.

(5) Fire hydrant spacing for all developments must be measured along the centerline of the street. For the purposes of this subsection, the term "street" must include all road frontage, including roadways, drives, avenues or any other road designation. Also included must be any private drive designated as required fire department access. Fire hydrants must be spaced at no greater than the distances indicated within the following table:

(c) On-site fire hydrants must be provided so that in no case will there be a fire hydrant located more than 400 feet from all portions of the ground floor of any building. This must be in addition to any other hydrant spacing requirement.

Inspector Comments: A minimum 36 in. (915 mm) of clear space shall be maintained to permit access to and operation of fire protection equipment, fire department inlet connections, or fire protection system control valves. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment.

18.5.7.1 A 36 in. (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

18.5.7.2 A clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. (64 mm).

18.5.8 Protection. Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way.

Provide clear space around all fire protection components including landscape components.

Inspector Comments: Plans for fire apparatus access roads shall be submitted to the AHJ for review and approval prior to construction.

Sec. 10-384. - Minimum standards for all developments.

Sec. 10-384(a) Fire department access. Suitable fire department access must be provided to all structures in accordance with the provisions contained within Chapter 18.2 of the Florida Fire Prevention Code (NFPA 1, FIRE CODE, FLORIDA current edition). Exceptions to this requirement may be permitted where, in the opinion of the County Fire Official and the district fire official, a modified fire department access is required due to size, construction, location or occupancy of a building.

Provide auto-turn model using San Carlos Park 100foot aerial truck, the mutual aid largest apparatus.

Contact our office for specifications of this apparatus.

Inspector Comments: Plans and specifications for fire hydrant systems shall be submitted to the AHJ for review and approval prior to construction.

Sec. 10-384(d) Fire hydrant design and spacing. The design and maximum spacing of fire hydrants will be in accordance with the following standards.

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- (1) Fire hydrants are required for all developments provided with a public water system.
- (2) Fire hydrants must be installed so that the 4½-inch streamer connection is no less than 18 inches and no more than 24 inches above finished grade.
- (3) Fire hydrants must be located within ten feet of the curblin of fire lanes, streets or private streets when installed along such accessways.
- (4) Fire hydrant spacing must be determined using the last available hydrant on the public water system as the PCP.
- (5) Fire hydrant spacing for all developments must be measured along the centerline of the street. For the purposes of this subsection, the term "street" must include all road frontage, including roadways, drives, avenues or any other road designation. Also included must be any private drive designated as required fire department access. Fire hydrants must be spaced at no greater than the distances indicated within the following table:
 Commerical- 400 feet apart
- (c) On-site fire hydrants must be provided so that in no case will there be a fire hydrant located more than 400 feet from all portions of the ground floor of any building. This must be in addition to any other hydrant spacing requirement.
 Provide hydrant spacing as defined in the Lee County Land Development Code. Additional hydrants shall be located or accessible to the area used for the food trucks cooking and serving food.

Inspector Comments: Private fire service mains shall be installed in accordance with NFPA 13 and NFPA 24.

NFPA 24 5.9.5.2* Remote fire department connections shall be located and arranged so that hose lines can be attached to the inlets without interference.

A.5.9.5.2 Obstructions to fire department connections include, but are not limited to, buildings, fences, posts, landscaping, other fire department connections, fire protection equipment, gas meters, and electrical equipment.

Fire hydrants, backflows, PIVs, FDCs and other fire protection components shall be protected by bollards or other approved components to protect from vehicle damage. NFPA 24: 6.3.2 & 6.5.2 & 10.4.2.2.6

Provide the fire service mains to comply with the requirements in NFPA 24.

Inspector Comments:

The applicant shall be responsible to ensure that the following conditions are met:

- (1) The construction documents include all of the fire protection requirements.
- (2) The shop drawings are correct and in compliance with the applicable codes and standards.
- (3) The contractor maintains an approved set of construction documents on site.

Provide a building floor plan including all rooms or spaces with the uses, insure the egress doors are clearly identified. This document will be compare to the development order set to verify accessible means of egress along with fire department access.

Please provide Cover Letter showing where each item can be found on the clouded plans. Re-Submittals will not be accepted without a Cover Letter addressing the comments.

Additional information to be provided.

This project involves (2) areas of future development. Will the fire protection infrastructure be included with this development?

Additional requirements may become evident when the items listed are provided for review.

Contact South Trail Fire if additional clarification is required.

Ame Davis-Plans Examiner
 239-938-4824 cell

Please contact Brittany Banker at bbanker@leegov.com or by calling 239-533-8316 with any questions regarding the above review comments.

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Legal Comments:

Sec. 10-154. Additional required submittals.

1) Please provide a Legal Description and sketch of legal description in accordance with the requirements of Lee County LDC §10-154(1).

Please contact Hunter Searson at HSearson@leegov.com or by calling 239-533-8585 with any questions regarding the above review comments.

Natural Resources Comments:

The project is within the Six Mile Cypress watershed. Please demonstrate that the proposed development is consistent with 10-321(f).

The project depicts improvements within the Daniels Rd ROW. Please provide supporting calculations for the proposed 36" RCP interconnect pipe. How was this pipe determined to be sufficient to convey flows?

68' LF of 30" RCP is proposed within the 7.08 acre indigenous preserve. Will the impacts associated with the construction of this Stormwater infrastructure be restored?

Please contact Nicholas DeFilippo at NDeFilippo@leegov.com or by calling 239-533-8983 with any questions regarding the above review comments.

NPDES Comments:

How will the food trucks dispose of grey water while on site? Please consider a common on-site grey water collection site.

Please contact Jessica McPherson at JMcPherson@leegov.com or by calling 239-533-8121 with any questions regarding the above review comments.

Surveyor Comments:

Sec. 10-154. Additional required submittals.

1) Please provide a Legal Description and sketch of legal description in accordance with the requirements of Lee County LDC §10-154(1). A separate legal description and sketch suitable for recording (legal or letter size) is required.

3) Please provide a Boundary Survey in accordance with the requirements of Lee County LDC §10-154(3)

a. The survey must be based upon the certification of title submitted in accord with section 10-154(2).

b. The boundary survey must identify and depict all easements affecting the property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection.

Please contact Gary W Rashford at GRashford@leegov.com or by calling 239-533-8374 with any questions regarding the above review comments.

TIS Comments:

1E.) "The traffic impact statement must be submitted to the Director of Development Services or his designee for review of sources, methodology, technical accuracy, assumptions, findings and approval. Approval of the traffic impact statement by the Director may be revoked after one year has expired since the date of approval if the assumptions upon which the traffic impact statement was approved are no longer valid. A significant change in the development proposal may result in the revocation of a previous approval of the traffic impact statement." [LDC Sec. 10-286(4)]

>> The site design parameters that are stated in the TIS do not appear to correspond to the parameters that are stated and/or depicted in non-TIS submittals. Site design parameters (i.e. number of residential units, number of hotel rooms, gross floor area, etc.) described in all project non-TIS submittals should match and correlate with the site design parameters considered in the TIS. The food trucks and the "tap room" outdoor seating area do not appear to be accounted for in the trip calculations. The parking

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calculations should also reflect parking associated with the designated food truck area. Please review and revise the TIS and/or non-TIS submittals accordingly. (5/18/2022 ME)

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

>> INFORMATION: Review staff comments may or may not apply to all elements, including assumptions, methods, conclusions, and recommendations, contained within the traffic analysis provided for this project. Comments are generally limited to elements that relate to the minimum traffic analysis requirements of the Lee County Land Development Code and related guidelines/policies applicable to the project. If staff does or does not provide comments related to specific elements of the analysis, the applicant or others may not assume that Lee County does or does not accept or agree with these elements. (5/18/2022 ME)

>> INFORMATION: The TIS review is not complete. Review comments are based upon information presented in the TIS in its present form. The TIS reviewer reserves the right to comment on and/or require revisions to any portion of the TIS, whether or not it was part of the original submittal or subsequent revisions, until the TIS has been deemed sufficient for inclusion in the project file. (5/18/2022 ME)

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

Utilities Comments:

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

INFORMATIONAL COMMENT 1: Comments noted herein are intended to reflect the Lee County LDC requirements as well as LCU requirements however, this review in no way guarantees that full compliance with the criteria set forth by the LCU Design Manual has been achieved. Please be aware that additional requirements &/or concerns may become evident during subsequent reviews. LCU Staff reserves the right to comment on &/or require revisions as necessary until the plans are deemed sufficient for Approval to Construct. The LCU Design Manual is available on our web-page via the following link:
<https://www.leegov.com/utilities/design-manual>

INFORMATIONAL COMMENT 2: The on-site water, fire & sanitary sewer infrastructure is to be privately owned & maintained therefore, that infrastructure has not been reviewed for conformance with the LCU Design Manual.

INSUFFICIENCY COMMENT: The plans submitted do not comply with requirements in the LDC or the LCU Design Manual therefore, they have been found insufficient. Please revise the plans to address concerns noted herein & resubmit.

7a) The Existing Conditions and Improvements Drawing must show the location of public water and sewer systems, private wells, irrigation & flowing wells on or abutting the property & location & purpose of abutting utility easements.[10-154(6)h.]

INSUFFICIENCY COMMENT: Please address.

8a1) LCDOT ROW Permit Required. A right-of-way permit issued by LCDOT is required for all construction within Lee County maintained rights-of-way and easements. {See LC Transportation Checklist, Item #17} [10-296(o)(1)]

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

10) Proposed Development Plan Drawings. Proposed Development Plan Drawings must be submitted

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

INSUFFICIENCY COMMENT: Although the plans include the required information, please revise to address the following:

- a) The above applies to the Landscaping Plans as well. Please address.
- b) There is overlapping text on the plans that obstructs other text notes. Please address.
- c) Please include the existing 24" force main this project intends to connect to on the Utility Plan.
- d) Section 3.6B3 of the LCU Design Manual requires sewage force mains crossing under Arterial Roadways such Daniels Parkway, to include casing. The casing is to extend 4' beyond the edge-of-pavement/back-of-curb on each side of the crossing. When the carrier pipe chosen is 4" HDPE DR-11, the casing pipe is to be 10" HDPE. Please address.
- e) Please provide a plug valve at the Daniels Pkwy R-O-W/parcel line and clearly delineate as the end of LCU Ownership & Maintenance.
- f) The plans identify the proposed 4" Sewage Force Main as a water main. Please address.
- g) LCU no longer allows potable water and fire protection water to be supplied through the same meter assembly. Per Section 2.2 of the LCU Design Manual requires potable water and fire protection to be independent systems. This includes two separate taps off of the main that will supply water to both systems. The taps off of the main are to be a minimum of 5' apart. Please address.
- h) When the on-site utilities are to be privately owned and maintained, the fire protection system is to include an appropriately sized DDCV assembly placed outside of the road R-O-W on private property and provided with an appropriately sized dedicated LCU Easement. The potable water system is to include an appropriately sized water meter and cross-connection control assembly to supply water to the project at build-out and is also to be located on private property and within the dedicated LCU Easement. Please address.
- i) The plans call out an 8" tee & three 8" gate valves however, none are shown. There is what appears to be a master-meter assembly instead. Please address.
- j) The plans call out 8" tees & gate valves however, the associated water main is 10". Please address.
- 10e) All proposed and existing utility easements must be shown on the drawings. [10-355(a)(2)]

INSUFFICIENCY COMMENT: Please revise to address the following:

- a) The above applies to the Landscaping Plans as well. Please address.
- b) Per Section 1.3A1a) of the LCU Design Manual; all potable water, sanitary sewer, and reclaimed water infrastructure to be owned and maintained by LCU shall be installed in County owned rights-of-way or within dedicated LCU easement(s). The exception to this is above-ground assemblies other than fire hydrants and include but may not be limited to fire line & master meter assemblies and pump stations which are to be installed on private property and provided with appropriately sized dedicated LCU Easements. The LCU Easement is to cover from the R-O-W line or 10' PUE line if one exists and up to and including the first OS & Y valve of the cross-connection control assemblies. Please address.

INFORMATIONAL COMMENT: Please be aware that the LCU Design Manual has specific easement and separation requirements in addition to those in the LDC. One such requirement is that LCU does not allow trees, structures or encroaching of other easements within LCU easements. In addition, the trunk of

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all shade trees are to be planted no closer than 10' and the trunk of all palm trees are to be planted no closer than 5' from any existing or proposed LCU infrastructure.

c) Please add the above note to the Landscaping Plans.

d) Please demonstrate that there are no conflicts or encroachments into existing or proposed LCU Easements and that LCU separation requirements are being achieved/maintained.

10f) Plan and profile drawings showing the depth of utility lines and points where utility lines cross one another or cross-storm drains or water management facilities must be provided. [10-154(7)j.3.]

INSUFFICIENCY COMMENT: Although some of the required information is included on the plans, please revise to address the following:

a) Although plan & profile drawings have been provided for the majority of the private on-site utilities, none has been provided for the LCU portion of the project. Please address.

b) Please include both the existing and proposed water & sewer mains in the applicable cross-sections demonstrating that required separation and cover are being achieved/maintained.

10g) Irrigation Systems. The proposed method of irrigation must be indicated on the plans. [10-354(a)]

INSUFFICIENCY COMMENT: Please indicate the source of irrigation water on the Landscaping/Irrigation Plan. LCU prefers a well be used for irrigation purposes. Before LCU can consider the use of potable water, we will need to receive either the Landscape Architect's average daily demand or the "Annual Supplemental Crop Water Use" from the Blaney-Criddle (divided by 365) for review. If potable is approved for use, the plans will need to be revised to include a separate water meter and RPPA. Please Note: RPPAs are to be located on private property but within 2' of the meter box.

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

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

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

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

18) Miscellaneous items.

COMMENTS/STIPULATION – Specific to LCU Requirements:

STIPULATION 1: The majority of the 'Water, Irrigation & Sewer Notes' provided on Sheet 2 of the plans reference Town & Country Utilities & specifications. In addition, they do not meet LCU Standards & Specifications. Please replace with LCU Standard Plan Notes which are available on the LCU Web-Page via the following link: <https://www.leegov.com/utilities/design-manual>

STIPULATION 2: When providing the details, please include all LCU Standard Details that pertain to this project only. Please add LCU Standard Details 6.1, 6.23 or 6.21 & 6.20A & B to the details and remove 6.18. In addition, please strike through or remove references to "Lee County Utilities" from any details provided that will be utilized for construction purposes for the private on-site utilities. Please be sure that the manhole covers are not cast with the words "Lee County" when ordering.

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INFORMATIONAL COMMENT: This project will require a separate submittal to LCU. Once your Development Order has been Approved or has received a Stipulated Approval from the Utility Reviewer and prior to any utility construction, a Lee County Utilities New Project: Project Information/Submittal Form will need to be submitted for approval and to obtain a fee quote and checklists identifying what is to be included in your LCU Approval to Construct Submittal.

FUTURE STIPULATION: Although an 'Engineering Report' has been included in the DO submittal, once your Development Order has been approved or has received a stipulated Utility Approval, please include those calculations for the potable water & sanitary sewer system in your LCU Approval to Construct Submittal Package for LCU Staff Review.

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