



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

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August 26, 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of the Development Services Division within thirty (30) days of the date hereon or the application will be deemed withdrawn unless the applicant requests an extension and waives in writing the statutory development order review deadlines in F.S. 125.022, as it may be amended.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 If deemed withdrawn, a new application along with appropriate fees will be required; or you have thirty (30) calendar days from the date hereon to file an appeal of this decision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@LEEGOV.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.

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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. [Amendment approval will be required prior to approval of Development Order]

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 address on the cumulative table on page 2]

It appears there may be a proposed access to Daniels parkway on the plans cross section I - I, please clarify. [Please remove the indication of the access and the proposed shape in whole if it is not being permitted through this Development Order, we will review the access at the time of the Future Development Orders review]

[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. [Please not only show the slab but also show the bike racks on the plans.]

[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. [The proposed bike rack detail should be a stand alone U shape]

[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. [Please demonstrate using the correct type of 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. [Please provide the statement on the civil set of plans as these are the plans that are stamped and approved]

[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. [Calculations cannot be located on the plans page 4]

[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. [Your detail says to see plan for dimensions, your plans says to see detail. Please provide the dimensions on the civil plans.]

[34-625(d)(1), Table 1, Note (2)] At time of inspection for issuance of a Certificate of Compliance initial

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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.

[10-321(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.

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.

[10-154(26)] Assurance of Completion. Assurance of completion for all off-site improvements is required prior to commencing any off-site or on-site development; for all on-site subdivision improvements it is required prior to the acceptance of a Plat. STIPULATION: Prior to issuance of the vegetation removal permit, a prerequisite to commencing any site improvement, security in the form of a surety or case bond, as provided by §10-154(26)a. of the LCLDC, must be posted with the board and made payable to the County in an amount equal to 110 percent of the full cost of installing the off-site improvements approved by the county. Prior to acceptance, bonds must be reviewed and approved by the County Attorney's Office. To avoid double bonding, please consider use of new, revised surety forms to accommodate both LCDOT R.O.W. permit requirements and Development Services performance requirements.

What phase will the sidewalk abutting Daniels Pkwy. be constructed? Please include on your phasing plan.

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. The separation distances of the driveway shown on the master site plan must be measured from the edge of pavement to the edge of pavement and must be determined on both sides of the roadway for

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undivided roadways. Existing and approved access points must be depicted on both sides of the road along the project frontage and to the nearest access point beyond the project frontage in each direction.

2. Staff acknowledges the access drive onto Daniels Pkwy with associated driveway culverts and related facilities are to be designed and constructed in the future phase. However, the bikeways and pedestrian ways (i.e., sidewalk and shared use path) required in LDC Section 10-256 must be part of the first phase construction and constructed prior to issuance of a certificate of compliance for the infrastructure of the development.

3. Provide the complete offsite improvement plans (i.e., turn lane, sidewalk/shared use path construction within Commerce Lakes Dr and Daniels Pkwy) with construction level details including grading information, cross sections, pavement markings and signage plan to ensure the turn lane and sidewalk/shared use path are designed in compliance 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. The concrete thickness of sidewalk/shared use path within the County ROW and/or easement must be a minimum thickness of six (6) inches. 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.

6. 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.

7. 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.

8. To minimize the potential conflicts with the LCDOT drainage ditch/swale maintenance operations, please make sure to provide 36" minimum for the typical cover for the proposed utility lines within the County ROW.

9. 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 for shared use path construction). 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

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applicant shall provide the Construction Completion Certification Acceptance of the ERP from the SFWMD to the Lee County DOT staff.

10. 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 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.

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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:

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. {The open space calculation has not been shown on the landscape plans. The calculation on the civil plan in the Land Use table does not reflect the correctly required open space per the zoning resolution. The open space needs to be provided on the entire site acreage at 30%, with a minimum of 7.08 acres of indigenous open space which will meet the project open space requirement of 6.65 acres. These quantities must be shown on the plans.}

Please remove the reference to mechanical exotic removal from the preserve management plan as the per the FLUCCS map the preserve does not have any areas of exotic infestation of 75% or more. All exotic removal must be hand removal only.

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. {The calculation must be based on 1 tree per 3,500 square feet of development area per LDC 10-415(a)(3).}

Please label and dimension the landscape buffers on the cross sections within the civil plans. {Please expand cross section J-J to illustrate and label the required buffer.}

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:

Fire

This project has been reviewed to determine compliance with the Florida Fire Prevention Code (FFPC 7th) and the Lee County Land Development Code (LDC). The fire review is limited to the documents provided and available during the ePlan fire review.

FL NFPA 01 2018

1 CLEARED Chapter 18 Fire Department Access and Water Supply 18.4.4.1 - General.

Inspector Comments: Flow Tested provided.

2 FAIL (2) FL NFPA 01 2018 Chapter 18 Fire Department Access and Water Supply

18.3.1 - Excerpt: An approved water supply capable of supplying the required...

Inspector Comments:

8/26/2022 Provide underground lines fire line to the fire sprinkler system point of connection. Underground Fire Lines to comply with NFPA 24.

Previous Comment: An approved water supply capable of supplying the required fire flow for fire

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protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are 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) ACCEPTED

The fire hydrant must be 40+ ft. from the building. (NFPA 24:7.2.3) STIPULATION: Additional fire hydrants many be required for future development.

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))

ADDITIONAL INFORMATION REQUIRED: Provide underground fire line to the fire sprinkler point of connection outside or inside the building.

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) A 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:

On-site fire hydrants must be provided so that in no case will there be a fire hydrant located more than 40 feet from all portions of the ground floor of any building. This must be in addition to any other hydrant spacing requirement.

APPROVED WITH STIPULATION: Additional fire hydrants many be required for future development.

3 Fail FL NFPA 01 2018

Chapter 13 Fire Protection Systems 13.1.5 - Fire Hydrant and FDC clearance

Inspector Comments:

8/26/2022 The Landscape Plans have Canopy Trees along the entrance from Commerce Lakes Drive. The legend indicate those Live Oaks in the list of allowed trees. Oak Trees have a very aggressive and destructive root system and shall not be planted anywhere near an underground fire line. Revisit and Revise.

Previous comment: 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.

4 Cleared 8/26/2022 FL NFPA 01 2018

Chapter 18 Fire Department Access and Water Supply 18.1.3.1 - Fire Apparatus Access.

Inspector Comments: Auto Turn Provided and includes an emergency service access road to be installed on the property for future development.

5 Cleared with Stipulation 8/26/2022 FL NFPA 01 2018

Chapter 18 Fire Department Access and Water Supply 18.1.3.2 - Fire Hydrant Systems. LDC Sec.

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10-384(d) Inspector Comments:

8/26/2022 STIPULATION: Additional fire hydrants may be required for future development.

6 Fail (2) FL NFPA 01 2018

Chapter 13 Fire Protection Systems 13.5.1 - Excerpt: Private fire service mains shall be installed in accordance...

Inspector Comments:

8/26/2022 Private service main has not been provided from the the backflow assembly to the fire sprinkler riser connection. Revisit and revise

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.

7 Cleared 8/26/2022 FL NFPA 01 2018

Chapter 1 Administration 1.14.2 - Excerpt: The applicant shall be responsible to ensure that the...

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 Fire - South Trail at eplans@southtrailfire.org or by calling 239-482-8030 with any questions regarding the above review comments.

NPDES Comments:

STIPULATION: Please contact Jessica McPherson (jmcpherson@leegov.com, 239-839-3168) for an on-site preconstruction meeting with the contractor.

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.

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). Boundary survey provided does not state that it is based on acceptable title certification. Notes 4 & 5 are unacceptable. Note 8 states that the county may not rely upon said survey so it would be unacceptable. Note 10 states the legal description provided by client and does not reference title certification.

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. (This comment would be addressed by a survey based on acceptable title certification as title certification must provide all easements affecting the property.)

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

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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 do not appear to be accounted for in the trip calculations. The parking calculations should also reflect parking associated with the designated food truck area. Of note, Lee County Zoning Resolution Z-21-007 does not appear to describe the food truck use as ancillary to any other use. In addition, the traffic study associated with related DCI2020-00018 accounted for traffic associated with the food truck use separately from other potential site uses. Please review and revise the TIS and/or non-TIS submittals accordingly. (8/26/2022 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. (8/26/2022 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. (8/26/2022 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:

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 1: Submit to LCU for manhole numbering and lift station number assignment. The link will take you to LCU's forms page. Under "General Forms" select Manhole Numbering Request. Please address. <https://www.leegov.com/utilities/design-manual/forms>

INFORMATIONAL COMMENT 2:

A) LCU has recently updated its Pump Station Electrical Details. Please request the latest version from Nathan Beals at nbeals@leegov.com and include with the plans when you submit to LCU for Approval to Construct.

B) Please provide LCU with signed and sealed hydraulic computations showing what impact this project

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may have on our existing sewer facilities. Please Note: These calculations are to be included in your LCU Approval to Construct Submittal.

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.

INSUFFICIENCY COMMENT 1: On sheet 2, in the "Water, Irrigation, and Sewer Notes", line item #5 states 6' minimum separation between storm, sanitary, and potable water. This is incorrect. LCU permits 5' of horizontal separation between storm drainage structures and potable and sanitary mains. LCU requires a 10' of horizontal separation between sanitary and potable lines. In addition, LCU requires 18" minimum vertical separation between potable, sanitary, drainage, etc., not the 12" as stated in the plan set. – Line item #12 states the water meter shall be sized by Lee County Utilities. This is incorrect. The E.O.R. determines the sizing. Revise or remove notes please.

INSUFFICIENCY COMMENT 2: Sheet 3, The Existing Conditions drawing must show the location of public water and sewer systems, private wells, irrigation & flowing wells on or abutting the property, the location & purpose of abutting utility easements.[10-154(6)h.] – COMMENT: The existing conditions drawing does not reflect any existing utility easements or P.U.E.s if any exist. It does not provide road R.O.W. limits nor the width in feet of the existing road R.O.W. of Daniels Pkwy. The existing 24" force main the proposed force main will connect to is not reflected on the drawing either. Additionally, the existing 24" force main is not reflected anywhere in the plan set. Provide a detailed blow up of the proposed to existing force main connection. Please address.

INSUFFICIENCY COMMENT 3: Sheet 5, for "Inset A, C, and D" - relocated the 6" valve from directly in front of the fire hydrant and place it at the Tee by the main line. The proposed valve locations for the east end terminal hydrant do not require adjustment. Please address.

INSUFFICIENCY COMMENT 4: The proposed fire line back flow assembly: What does this DDCV assembly service? After the FDC, no running line to a building is shown. In addition, there is not a call out to indicate the sizing of the piping and assembly. Please address.

INSUFFICIENCY COMMENT 5: Sheet 5, the proposed sanitary service for the tap room has an electrical transformer placed next to it. From a service stand point, the electrical transformer next to the sanitary service lateral is not ideal. Please shift the transformer away from the sanitary line or sanitary away from the transformer. Please address.

INSUFFICIENCY COMMENT 6: All utility sheets, the proposed 31' LCU easement call out text near the terminal fire hydrant (east end of project) is overlapped by other plan elements, please address.

INSUFFICIENCY COMMENT 7: Sheet 5 references "Inset E" for the proposed force main, existing water main crossing, however no Inset E is provided in the plan set. Additionally, there is left over language in the entry roadway area calling out (3) 8" gate valves & tee. Please address.

INSUFFICIENCY COMMENT 8: 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] -- The plan set does not include a profile view of the proposed directional drill of Daniels Parkway. Please address. In addition, an Air Release Valve (ARV) will be required on the 4" force main prior to its point of connection with the existing 24" force main as per Section 3.5E4 of the LCU Design Manual. Please address. This comment applies to sheet 15 as well. Indicate proposed utilities in applicable cross-sections on this page. Provide the amount of coverage over proposed utility in inches.

INSUFFICIENCY COMMENT 9: Section 3.6B3 of the LCU Design Manual requires sewage force mains crossings under Arterial Roadways such as Daniels Pkwy 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.

INSUFFICIENCY COMMENT 10: Provide a note stating that 4" sanitary plug valve shall be installed after the 4" gate valve utilized for the force main hot tap. The gate valve is for tapping purposes only. LCU will utilize the plug valve for operational control of the force main. Please address

INSUFFICIENCY COMMENT 11: LCU requires the use of a 2" gate valve for all 2" diameter water services, especially in impervious areas per Section 2.3C3 of the LCU Design Manual. Additionally, the plansPlease address.

INSUFFICIENCY COMMENT 12: The proposed sanitary service lateral south of the "Tap Room" - LCU prefers this sanitary clean out not be located at the edge of pavement/edge of green area. Please shift the location so the clean out is not half in the road and half out. Please place within the green area outside the wheel path of traffic. Please address.

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INSUFFICIENCY COMMENT 13: LCU prefers to minimize the usage of 90 degree fittings in force mains. Although allowable, LCU prefers to utilize 45 degree bends. If possible, modify the force main design at the lift station to eliminate usage of some of the 90 degree bends. Please address.

INSUFFICIENCY COMMENT 14: Sheet 5 and sheet 10 each have one sanitary service lateral call out on them. When looking at all utility pages, not all of the proposed sanitary services area called out. Sheets 5 and 10 call out the same sanitary service. None of the other utility pages call out the other two services. In addition, the plan does not specify if all three proposed sanitary services will be 6" – provide additional call outs and sizing information in the plan set. Please address.

INSUFFICIENCY COMMENT 15: Sheet 9, the 10"x6" tee shown in the profile view at station 7+00 does not match the plan view. Please address.

INSUFFICIENCY COMMENT 16: None of the utility sheets provide call out language stating 8" SDR-26 piping is to be utilized to construct the gravity sewer system – all pages state 8" PVC Sanitary Sewer - Provide the proper material call out in at least one of the two plan set views please.

INSUFFICIENCY COMMENT 17: On sheet 10, in the profile view for the master manhole to lift station : Chapter 33 of LCU's Technical Specifications, part 2.2G (page 520), requires the use of C-900 DR-18 PVC pipe between the master manhole and the lift station. Please address and provide the proper material call out in the profile view, as stating 8" PVC alone is not sufficient. Please address.

INSUFFICIENCY COMMENT 18: On sheet 14, provide in the plan set LCU Standard Detail 6.17, and remove LCU detail drawings 6.20A and 6.20B from the plan set as they are not applicable to this project based on the current proposed design. Please address.

INSUFFICIENCY COMMENT 19: On sheet 16, the following insufficiencies apply:

A) Provide call stating the size of the footprint of the proposed LCU lift station. LCU requires a minimum size of 30'X20'. The plan set does not reflect a cantilever gate for the lift station (LCU prefers a 12' opening, gate and driveway width), and there does not appear to be a driveway entry to the lift station. Please address.

B) LCU requires a water service at the lift station which is not reflected in the plan set. Additionally, the lift station control panel is not reflected in the plan set. Please address and revise accordingly.

C) LCU prefers to minimize the usage of 90 degree fittings in force mains. Although allowable, LCU prefers to utilize 45 degree bends. If possible, modify the force main design at the lift station to eliminate usage of some of the 90 degree bends. Please address.

INSUFFICIENCY COMMENT 20: 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 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. – Section 1.3A2c of the LCU Design Manual and 10-421 of the Lee County LDC provide language in regards to this.

The landscaping and irrigation plan set. Please address the following concerns:

A) On sheet L-2, there proposed trees in several locations that are either within or encroach into the proposed LCUEs. LCU and the Lee LDC have specific separation requirements. 10-154 of the Lee LDC and Section 1.3A2c of the LCU Design Manual provide language in regards to this. Please address.

B) Sheet L-2, the proposed easement around and to the southwest of the lift station are to be missing from the plan set. However, it does

appear all other proposed LCUEs are included in the plan set. Please address

C) Sheet L-2, the plan set proposes all future LCU Easements to be 20' in width, which conflicts with the Civil plan set. Please address.

D) Sheet L-2, on the main parking lot area in the center of the project, there is a call out for PVC water main where the civil set calls out ductile iron. Revise the plans to reflect the water main as ductile iron to match the civil set. Please address.

E) On sheet L-4, it is assumed the red-lined locations on the irrigation plan set are casing locations for road or impervious area crossings.

However there is no call out, nor legend provided to indicate such. In addition, the size of the proposed irrigation main line is not shown in the plan set. Please address.

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Reviewer: The plan set/mark-ups are available by request via a file-share link.
Shawn Jackow – SJackow@leegov.com – 239-533-8572

Please contact Shawn Jackow at SJackow@leegov.com or by calling with any questions regarding the above review comments.

Sincerely,

Electronically signed on 8/26/2022 by
Brittany Banker, Development Services Plan
Reviewer
Lee County Development Services

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Section