



**LEE COUNTY**  
SOUTHWEST FLORIDA

366-796  
707-8293

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: 941-479-8385

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March 18, 2002

MR. AL QUATTRONE, P.E.  
EAST BAY GROUP  
11000 METRO PKWY.  
SUITE 27  
FORT MYERS, FL 33912

RE: PARCEL "C" LEE ST  
DOS2002-00004 - DO Submittal Small  
RO1 Application (Resubmittal)

Dear MR. AL QUATTRONE, P.E. :

Your plans for the above-referenced project have been reviewed and approved for Concurrence and a Development Order with stipulation(s). Concurrence and the Development Order are granted for the following:

A 5,800+/- S.F. one story building in two phases (Phase 1 - 5,000+/- S.F., Phase 2 - 800+/- S.F.) and a 4,800+/- S.F. one story building for light industrial uses with an open gravel open equipment storage area (Phase 3), parking, water service, septic tank, stormwater management facilities, and related minor site improvements.

Concurrence Certificate No. CNC2002-00046.

THIS CERTIFICATE OF CONCURRENCE SHALL BE VALID AND EFFECTIVE UNTIL 3/18/05. DURING THE NEXT THREE (3) YEARS, the Development Services Division is authorized to issue building permits for the construction of the building(s) indicated above without further review of the Concurrence requirements by the Division. Upon expiration of the Concurrence Certificate, the project will be subject to the concurrence program in effect at the time of expiration. No vested right to a Concurrence Certificate will exist solely due to the existence of an otherwise effective Development Order.

THIS DEVELOPMENT ORDER WILL BE VALID FOR A PERIOD OF SIX (6) YEARS AND IS SCHEDULED TO EXPIRE ON 3/18/08.

**Approval is subject to the following stipulation(s) and/or comment(s):**  
**Environmental Sciences Checklist (New - Projects After 12/14/98)**

12) Phasing: A phasing plan must be submitted including how each phase fits into the master plan for the continuance of landscaping and buffers. Landscape locations and calculations must be provided for each individual phase of development. Specific requirements for phased projects are specified in section 10-117(c). [10-154(9)b]

Prior to the issuance of a Certificate of Compliance, all landscaping must be installed with Phase I.

22) Buffering requirements and perimeter buffer types must be in conformance with the tables and notes in LDC Section 10-416(d)(3) and (4). [10-446(d)(3) and 10-416(d)(4)]

Prior to the issuance of a Certificate of Compliance, 117 shrubs are required to be planted along Lee Street.

41) The reviewer may be contacted for additional information regarding this project.

Please contact Becky Sweigert at 941-479-8552 regarding landscaping comments.

#### Utilities Short Checklist

##### 2) Miscellaneous Items.

Prior to the issuance of a Certificate of Compliance for this project please submit:

- ✓ 1. Septic system sizing calculations on the plan.
- 2. A copy of the SFWMD water use permit for the proposed water well.

ONLY needed  
IF you put in  
an irrigation  
well.

Prior to the issuance of a Certificate of Compliance for this project, a Certificate of Compliance must be issued for the 10" water line and fire hydrant assembly to be constructed by others.

TO BE DONE  
A+D homes.

Please contact Luis Molina @ 479-8164 for further information regarding this review.

#### T.I.S. (Traffic Impact Statement) Checklist

- ✓ 2) Description of Development and ITE Land Use Category. The TIS must contain a general description of each type of use proposed and the ITE Land Use Code Used in Trip Generation (i.e. Single-Family Detached Housing, Land Use Code 210). [TISG 4(b)]

The TIS must include a brief description of the business that will be conducted in this building.

- ✓ 4) Average Daily and Peak Hour Trips. The TIS must contain the daily, A.M., and P.M. Peak hour traffic for each proposed use and for the total project. [TISG 4(d)]

The trip generation information shown on the plans is incorrect, it is the sum of the phase 1 and Phase 1 & 2 calculations. The Microtrans printout sheet included with the application are correct.

- ✓ 4) The reviewer may be contacted for additional information regarding this project.

Please contact Mike Carroll at 479-8347 if there are any questions regarding these review comments.

#### Transportation Checklist - General

PARCEL "C" LEE ST  
DOS2002-00004  
March 18, 2002

CONTRACTOR TO  
PULL THIS  
PERMIT.

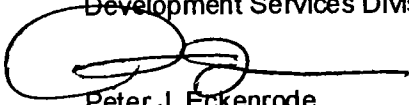
12h) A roadway connection permit issued by LCDOT is required for access points, driveways, and street connections within County maintained rights of way and easements. [10-296(o)]

Prior to any work commencing within the Lee Street right-of-way, a driveway permit must be obtained through Lee County Department of Transportation.

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

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Development Services Division



Peter J. Eckenrode  
Development Services Director

PJE / RLW

attachments: plans