



Writer's Direct Dial Number: 239-533-8553

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December 28, 2021

DEAN MARTIN**
TDM CONSULTING INC
43 BARKLEY CIR
STE 200
FT MYERS, FL 33907

RE: 5651 Zip Drive
DOS2021-00099
DO Submittal Small

Dear DEAN MARTIN**:

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

Approved for the single phase construction of infrastructure to support the construction of a 15,000 GSF, single story general light industrial building (ITE LUC 110) use consisting of 13,081 sf of warehouse and 1,919 sf of office on a 1.34-acre site with direct access to Zip Drive, related site grading, and other improvements including constructing/installing with the required permits: utility (i.e. electric, sanitary sewer, water, etc.) connections, an irrigation system and well, a solid waste dumpster enclosure, a truck well, stormwater management infrastructure, a paved uncovered parking lot and driveway access, traffic signing and pavement markings, a bicycle rack, internal walkways, outdoor lighting, fencing/guard railing, landscaping, and related improvements in conformance with the approved plans. [CNC2021-00099]

THIS CERTIFICATE OF CONCURRENCY SHALL BE VALID AND EFFECTIVE UNTIL 12/28/2024. DURING THE NEXT THREE (3) YEARS, Development Services is authorized to issue building permits for the construction of the building(s) indicated above without further review of the Concurrency requirements by the Division. Upon expiration of the Concurrency Certificate, the project will be subject to the concurrency program in effect at the time of expiration. No vested right to a Concurrency Certificate will exist solely due to the existence of an otherwise effective Development Order.

This approval does not relieve the development from the responsibility to obtain all other necessary Federal, State and local permits.

THIS DEVELOPMENT ORDER WILL BE VALID FOR A PERIOD OF SIX (6) YEARS AND IS SCHEDULED TO EXPIRE ON 12/28/2027.

TDM CONSULTING INC
5651 Zip Drive
DOS2021-00099
December 28, 2021

Page 2

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

Development Services Comments:

GENERAL

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.

LIGHTING

STIPULATION: Should exterior lighting be proposed in the future, an amendment to this development order is required. Photometric plans, specifications, manufacturer's cut sheets and a table of illumination values must be provided in accordance with LCLDC Sec 34-625.

STORMWATER

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.

Please contact Allyson L Hall at AHall@leegov.com or by calling 239-533-8553 with any questions regarding the above review comments.

DOT Comments:

STIPULATIONS:

1. After the Development Order is approved, a Lee County Right of Way (ROW) Permit with associated bond will be required PRIOR TO commencement of construction within the County ROW, including any type of access to the road ROW and the temporary construction access for lot clearing and truck hauling operations. The ROW Permit application will require the LDC Approved stamped set of plans.
2. The permittee shall be responsible for damage to any existing utilities, drainage structures, sidewalk, regulatory and traffic signs, traffic control devices, traffic count stations, pull boxes, fiber optic cables, and pavement within the County ROW due to the proposed construction activities.
3. The fee-in-lieu contribution in amount of 8,755.10 required under LDC Section 10-256(5) shall be paid prior to issuance of this development order.
4. LCDOT approval is 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:

TDM CONSULTING INC
5651 Zip Drive
DOS2021-00099
December 28, 2021

STIPULATION: Prior to any site work, a vegetation removal permit must be obtained.

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

NPDES Comments:

STIPULATION - Please contact Leigh Simmons lsimmons@leegov.com 239-533-8135 for an on-site preconstruction meeting with contractor.

Please contact Leigh A Simmons at LSimmons@leegov.com or by calling 239-533-8135 with any questions regarding the above review comments.

Utilities Comments:

1. INFORMATIONAL COMMENT: Comments noted herein are intended to reflect the Lee County LDC requirements as well as LCU requirements however, however, this review in no way guarantees that full compliance with the criteria set forth by the LCU Design Manual has been achieved. The LCU Design Manual is available on our web-site via the following link: <http://www.leegov.com/utilities/design-manual>

2. STIPULATED COMMENT 1: Sheet 9,
- a. Update potable water supplier as LCU.
 - b. Update sewer contact number to 239-533-8181 (use same for Potable Water)
 - c. Add note to remove second meter box service.
 - d. Label water main from tap to n-shape fire backflow as DIP.
 - e. Add note to label for fire line to be 5' from existing fire hydrant tap/tee.

3. STIPULATED COMMENT 2: The proposed infrastructure improvements will require a separate submittal to LCU. Prior to any utility construction, please revise the plans to address concerns noted herein, complete a Lee County Utilities New Project: Project Information/Submittal Form which is available on our web-site under General Forms via the following link: <https://www.leegov.com/utilities/design-manual/forms> and submit to Mary McCormic at mccormmm@leegov.com. She will provide a fee quote and checklists identifying what is to be included in your LCU Approval to Construct Submittal.

Nathan Beals, nbeals@leegov.com, 239-533-8157

Please contact Nathan C Beals at NBeals@leegov.com or by calling 239-533-8157 with any questions regarding the above review comments.

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

Sincerely,

Electronically signed on 12/28/2021 by
Jessica Sulzer, PE, Manager
Lee County Development Services

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Section