



**LEE COUNTY BOARD OF ADJUSTMENTS AND APPEALS
Community Development/Public Works Center
1500 Monroe Street, 3RD FLOOR CONFERENCE ROOM 3C**

**Thursday, December 17, 2015
10:00 A.M.**

AGENDA

CASES TO BE HEARD

Case #ADM2015-00004, Coconut Cove

Neal Communities of Southwest Florida represented by Jeremy Arnold of Waldrop Eng.

The applicant is requesting a variance of LDC Section 10-384(c)(1)



MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: November 24, 2015

To: BOAA Members

FROM: 

Bob Stewart
Building Official

RE: Case #ADM2015-00004 (DOS2015-00070) – Coconut Cove

This application is requesting a variance from the Lee County Land Development Code (LDC) Section 10-384(c)(1). Chapter 10 of the LDC contains the development standards for Lee County. Section 10-384(c)(1) is in division 5 dealing with fire safety, specifically water main installation. The section requires water mains to be “constructed in an external loop connected to intersecting water mains at a maximum distance of 1,500 feet.”

Coconut Cove a residential subdivision of 41 single-family units located at 4327 Pine Road in the San Carlos planning community. The variance requested is to allow a single point of connection to the water main. The rationale based on surrounding development conditions is explained in the letter dated October 22, 2015 by Jeremy Arnold, P.E. from Waldrop Engineering, representing Neal Communities.

A letter of “No Objection” from San Carlos Park Fire Protection and Rescue District Fire Chief, David Cambareri, has been provided.

Lee County Utilities has provided an email supporting the request, on the condition that the internal loop consists of 8 inch water mains.

Based on the forgoing, staff recommendation is to approve the variance request with the condition that internal water mains are 8 inches in size and all other LDC requirements are complied with.

cc: Terry Lenick, Attorney for the BOAA
Neysa Borkert, Assistant County Attorney



San Carlos Park Fire Protection and Rescue Service District

19591 Ben Hill Griffin Parkway • Fort Myers, Florida 33913-8989

Emergency 911
Office 239.267.7525
Fax 239.267.7505

July 27, 2015

Waldrop Engineering
Mr. Jeremy Arnold, Vice President
28100 Bonita Grande Dr. #305
Bonita Springs, FL 34135

Re: Pine Road Proposed Project

Dear Vice President Arnold,

As per our conversation on the pre-development and review of the proposed site plan for Pineland Preserve, you have requested a deviation from the LDC, regarding the external water main loop. We note the infill nature of the subject property precludes external looping and understand that you will be looping internally to the project which will provide adequate fire flow at each hydrant location. During the review of the proposed site, the fire district agrees, there is no reason to object this main water loop for the development. Please find this no objection letter in regards to the proposed development plan revision on Pine Road. After reviewing Deviation Exhibit C - Water Deviation; maintaining flow rates will be consistent with rates established in Exhibit C upon installation and at time of certification and/or sign off, and due to these items being accomplished, we find no objection to the proposed project. Please feel free to contact me at (239) 267.7525 if you require additional information. Trusting this meets with your approval, I remain,

Yours in Service,

David Cambareri, Fire Chief
San Carlos Park Fire District

Attached: File Map Name 4160102BASE
Deviation Exhibit C - Waterloop

Hendry, Pamela

From: Kelley, Terry
Sent: Wednesday, October 28, 2015 12:08 PM
To: Hendry, Pamela; Stewart, Robert; Jeremy H. Arnold
Cc: Osterhout, Thom; Keyes, Pamela; McCormic, Mary
Subject: RE: Coconut Cove Board of Adjustments and Appeals Hearing Request

Good Afternoon All,

I reviewed the Development Order for this project and denied with multiple concerns including the following relative to the deviation request:

11) MINIMUM STANDARDS FOR WATER MAIN SIZING. Minimum standards for water main sizing specified in the LCLDC Section 10-385(c) must be met. [10-385(c)] {See also LC DO Fire Safety Checklist, Item #9.}
11a) Single Family & Duplex Residential. Line Size - eight (8) inch minimum diameter & constructed with an external loop connected to intersecting water mains at a maximum distance of 1,500 feet. [10-385(c)(1)]
DENIAL COMMENT: Both the LDC and the LCU Design Manual require water mains for S/F residential developments to be a minimum of 8" diameter. Please revise the plans accordingly. (Typical)

As I understand it, the fire reviewer denied with these comments as well however, my denial comment noted above was related to the minimum main sizing more so than the external looping requirement.

Just a little background - Waldrop Engineering provided Chief Cambareri of the San Carlos Fire District with a deviation request back in March of this year which included a water model of the project which showed a short section of 8" water main with the bulk of the internal loop as 6" mains. This was revised in July to include all 8" mains looped internally. Based on those revisions, Chief Cambareri issued a Letter of No Objection to the deviation request.

Unfortunately, the water model included in this Deviation Request Package attached to Pam Hendry's e-mail still shows 6" mains looped internally rather than 8". I would be more comfortable with the request moving forward if the Deviation Request Package included the model with 8" mains looped internally.

If you should have any questions or require further assistance, please do not hesitate to contact our office.

Terry

Terry A. Kelley
Development Review Representative
LEE COUNTY UTILITIES
PH: (239)533-8531
Fax: (239)485-8313

E-Mail: kelleyta@leegov.com
Website: <http://www.leegov.com/utilities/>

New! Join our online public forum at www.leecountytownhall.com

LEE COUNTY BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

Name: Jeremy H. Arnold , Waldrop Engineering

Address: 28100 Bonita Grande Dr. Suite 305

Phone #: (239) 405-7777

Email: JeremyA@waldropengineering.com

STRAP #: 20-46-25-00-00015.0020 & 20-46-25-00-00014.00

Representing: Neal Communities of Sothwest Florida (Coconut Cove)

IS THIS A VARIANCE OR APPEAL? (PLEASE SELECT ONE)

Please provide specific sections of the code or ordinance to which the variance or appeal applies:

BUILDING CODE _____

COASTAL PLAIN MANAGEMENT _____

FIRE CODE _____

FLOOD PLAIN MANAGEMENT _____

LIFE SAFETY CODE _____

L.D.C. Section 10-384(c)(1) _____

MECHANICAL _____

PLUMBING _____

If this is an appeal of an administrative decision, please indicate the official who made the decision:

I Request that this matter be scheduled for a hearing before the Lee County Board of Adjustments and Appeals. My reason for this request is as follows: (Provide additional sheets if needed.)

Please see the narrative on the cover letter for variance justificaiton.

I hereby certify that to the best of my knowledge, the information submitted for this hearing is true and correct.

Signature Authorization: _____

Date: _____

NOTE: Provide ten (10) copies of all backup information for BOAA members. If there are sealed plans/drawings for the project for which the appeal/variance is requested, the architect/engineer who sealed the plans or drawings **MUST** be present at the hearing.

The applicant's presence is required for a case to be heard by this board.
Hearing dates are usually arranged for Thursday morning at 10:00 a.m.
Applications must be received at least 10 WORKING DAYS before the hearing date.

FEE: \$100.00 - Make check payable to Lee County Board of County Commissioners
This application must be submitted to the Lee County Community Development Permit Center.



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

October 22, 2015

Robert Stewart
Lee County Board of Adjustments and Appeals
1500 Monroe Street
Fort Myers, FL 33901

Subject: Coconut Cove – External Water Main Loop Variance

Mr. Stewart,

Waldrop Engineering, P.A. is submitting a variance request on behalf of Neal Communities of Southwest Florida, LLC for their project Coconut Cove. The development is located along the south side of Pine Road between Estero Verde Drive and Adams Road and is bordered to the south by Breckenridge and two single family residences to the north. Coconut Cove has an approved South Florida Water Management District (SFWMD) Environmental Resources Permit (ERP) and is currently under Development Order (DOS2015-00070) and Zoning (DCI2015-00012) review with Lee County. Neal Communities is seeking to vary from Section 10-384(c)(1) of the Lee County Land Development Code, which states “Water mains for one- and two- story residential buildings consisting of between one and six dwelling units per building must be no less than eight inches in diameter, and constructed in an external loop connected to intersecting water mains at a maximum distance of 1,500 feet.” The proposed development will have one point of connection to the Lee County Utilizes potable water distribution system.

Neal Communities is proposing one point of connection to the water distribution system due to the pre-development conditions presented by the development in the surrounding area. There are no recorded Lee County Utility Easements (LCUEs) which abut the property boundaries to the south, east, and west of the development; therefore, limiting the ability to externally loop the water main to only the existing water main in the Pine Road right-of-way, which has limited frontage along the project boundary. The frontage along the Pine Road ROW is limited to only 330 feet, by the single family residences to the north, 91 feet of which is a preserved wetland required by SFWMD in the approved ERP. This limited ROW frontage allows for one point of ingress and egress to the development; therefore, providing an externally looped water main is impracticable along Pine Road. While the development will not provide an external water main loop, an internal water main loop will be provided and the project will be designed to maintain minimum fire flow requirements. The fire department has provided a letter of no objection to this external water main loop deviation which is submitted under the same cover as this deviation request.

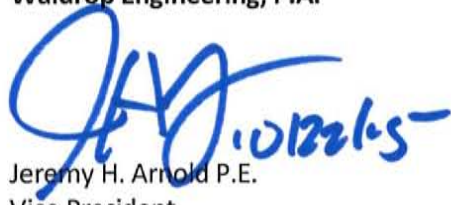
The following items have been provided to assist in the review of the above referenced variance request:

1. One (1) original and (9) copies of this Cover Letter;
2. One (1) original and (9) copies of the Lee County Board of Adjustments and Appeals Application;
3. Ten (10) copies of the BOAA Water Loop Variance Exhibit;
4. Ten (10) copies of the Letter of No Objection from the San Carlos Park Fire Protection and Rescue Service District;

If you have additional questions, please contact me at (239) 405-7777 or by email: JeremyA@waldropengineering.com

Respectfully,

Waldrop Engineering, P.A.



Jeremy H. Arnold P.E.
Vice President

Attachments

cc: Neal Communities of Southwest Florida
Pine Road 18 LLC



Property Data

STRAP: 20-46-25-00-00015.0020 Folio ID: 10569054

Owner Of Record

PINE ROAD 18 LLC
7370 COLLEGE PARKWAY #310
FORT MYERS FL 33907

Site Address

4327 PINE RD
FORT MYERS FL 33908

Legal Description

BEG 1320 FT W OF SE COR SEC TH N 1034.65 FT
W 330

Classification / DOR Code

GRAZING LAND CLASS II / 61

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date July of 2015 ▶



Property Values (2015 Tax Roll)

Just	119,976
Assessed	25,336
Portability Applied	0
Cap Assessed	19,430
Taxable	19,430
Cap Difference	5,906

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	94,640 *

**Will be canceled as of Jan 1 of the next year*

Attributes

(See Appraisal Details below for current values)

Land Units Of Measure	AC
Units	8.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 1.0
Total Living Area	600
1st Year Building on Tax Roll	1942
Historic District	No



Taxing Authorities



Sales / Transactions



Parcel Numbering History



Location Information



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2015]



ADAMS ROAD

SINGLE FAMILY
RESIDENTIAL

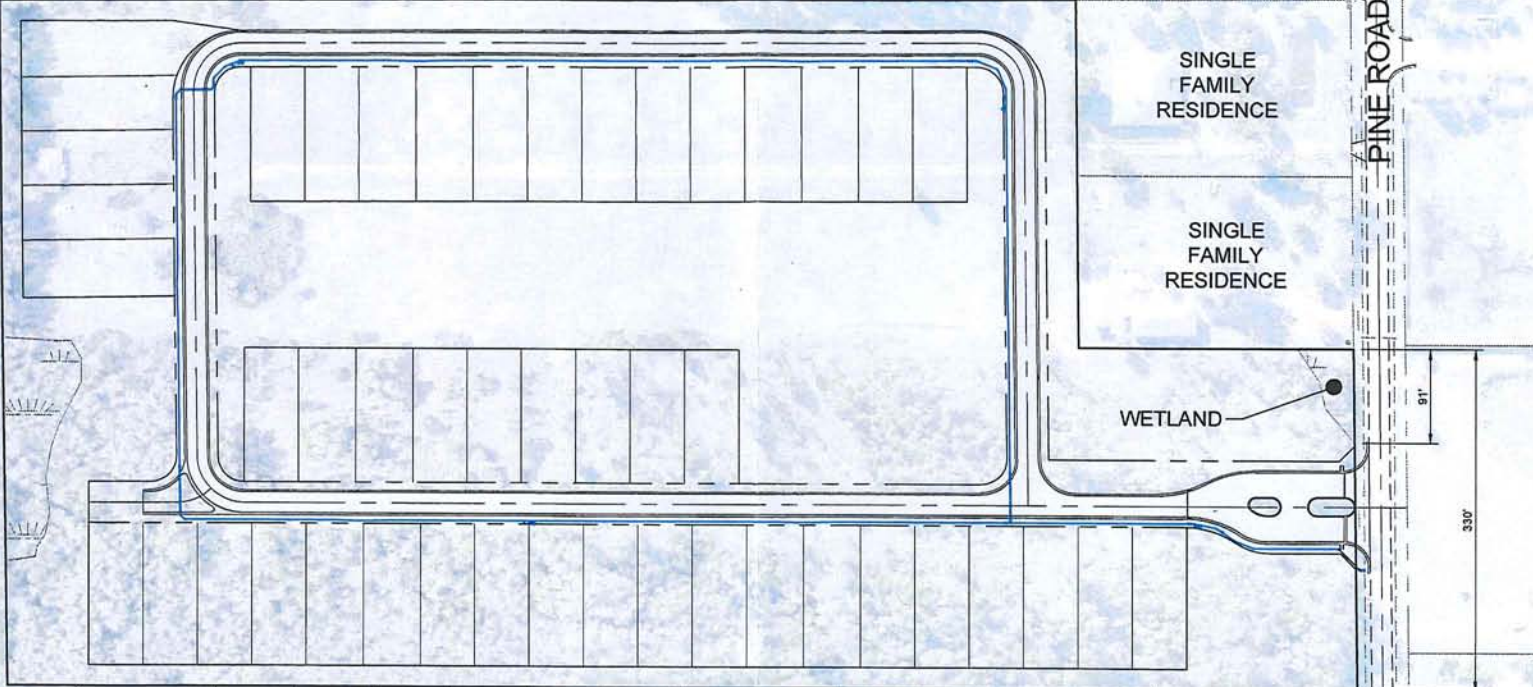
SINGLE
FAMILY
RESIDENCE

SINGLE
FAMILY
RESIDENCE

WETLAND

PINE ROAD

BRECKENRIDGE



14 13 12 11 10 9 8 7 6 5 4 3 2 1

ESTERO VERDE DRIVE

91'
330'



**WALDROP
ENGINEERING**

CIVIL ENGINEERING & LAND
DEVELOPMENT CONSULTANTS
34180 BOWEN GRANDE DRIVE, SUITE 200
BOCA RATON, FL 33433
PH 561-998-7777 FX 561-998-7889
EMAIL info@waldropengineering.com

FLORIDA CERTIFICATE OF AUTHORIZATION #0001
COCONUT COVE
BOCA WATER LOOP
VARIANCE EXHIBIT

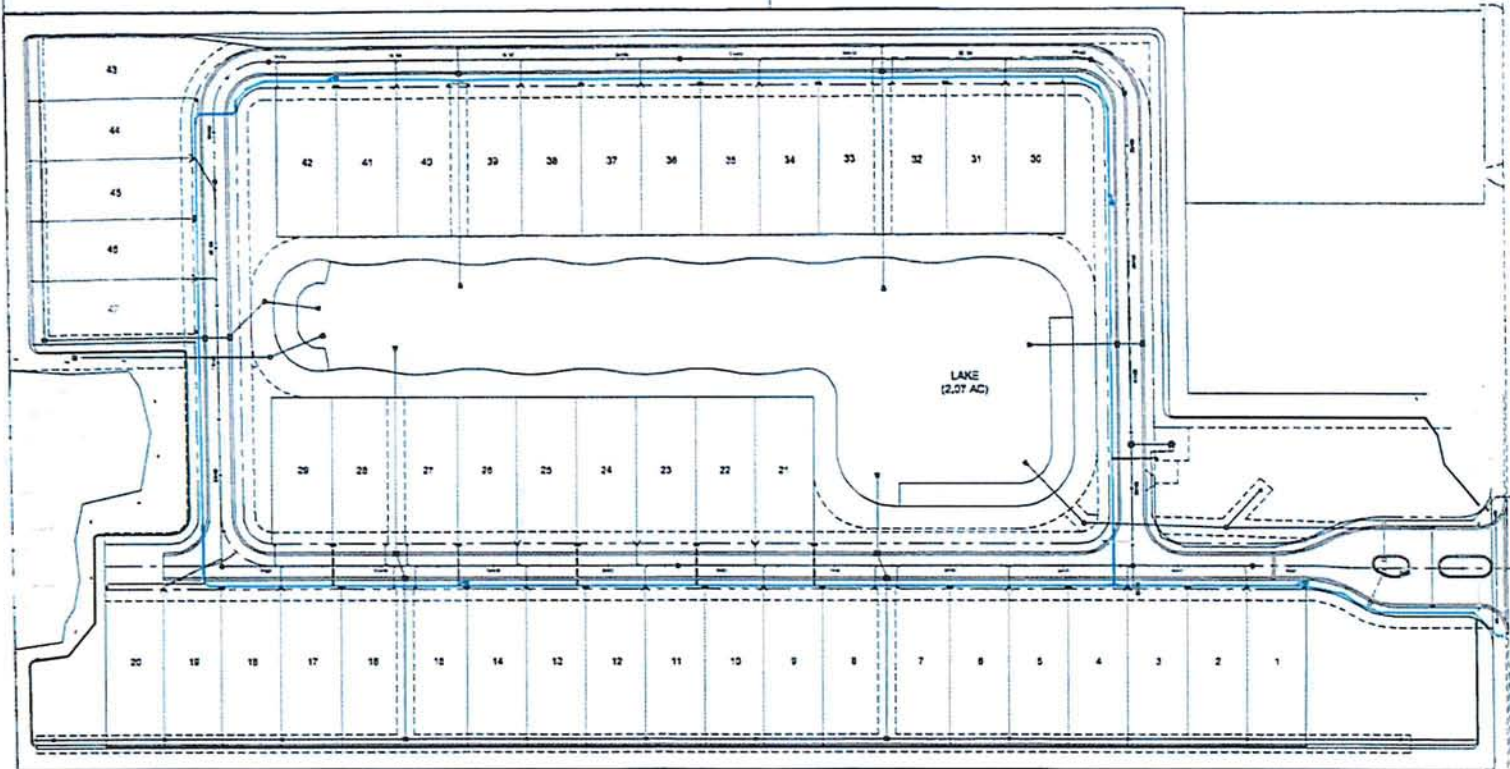
NOTED SCALE

PREPARED FOR:

NEAL COMMUNITIES
A Living Communities Ltd.

FILE NAME: 41661E1001
UPDATED: 2015/10/22

J:\16-01 (Coconut Cove)\Drawings-Exhibits\16-01-E10 BOCA Exhibit\Current Plans\41661E1001.dwg



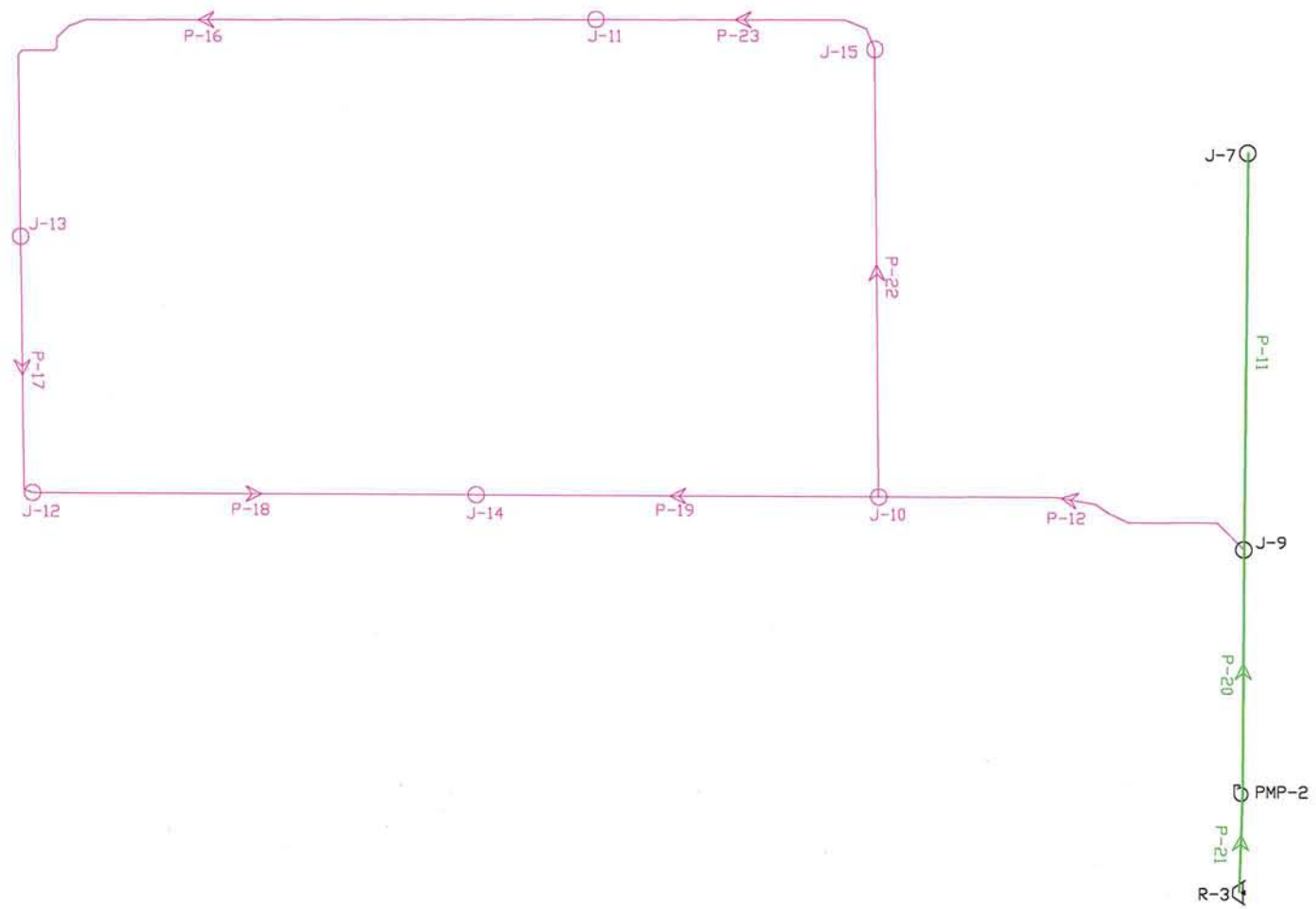
**WALDROP
ENGINEERING**
ONE WILSON BLVD
 SUITE 200
 CHARLOTTE, NC 28202
 704.366.1234
 www.waldropengineering.com

COCONUT COVE
 SITT. PLAN

PREPARED FOR:

NEAL DWYER

FILE NAME: 4110103000
 UPDATED: 2/13/2018



LEGEND	
	PIPE
	PIPE
	FLOW DIR
	JUNCTION
	PUMP
	RESERVOIR



WALDROP ENGINEERING
THE ENGINEERING & LAND DEVELOPMENT CONSULTANTS
2500 BOULEVARD LAKESHORE DRIVE - SUITE 100
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 WWW.WALDROPENGINEERING.COM

COCONUT COVE
 WATER MODEL EXHIBIT

PREPARED FOR:
NEAL COMMUNITIES
Building Home In.

FILE NAME: COCONUT COVE WM
 EXHIBIT

EXHIBIT "C"

Scenario: Fire Flow Analysis
Current Time Step: 0.000Hr
FlexTable: Pipe Table

Label	Diameter (in)	Length (ft)	Material	Hazen-Williams C	Velocity (ft/s)	Flow (gpm)	Headloss (ft)
P-11	10.0	371	PVC	150.0	0.00	0	0.00
P-12	8.0	356	PVC	150.0	0.13	20	0.00
P-16	8.0	727	PVC	150.0	0.02	3	0.00
P-17	8.0	244	PVC	150.0	0.00	0	0.00
P-18	8.0	415	PVC	150.0	0.00	0	0.00
P-19	8.0	376	PVC	150.0	0.08	-12	0.00
P-20	10.0	227	PVC	150.0	0.08	-20	0.00
P-21	10.0	93	PVC	150.0	0.08	-20	0.00
P-22	8.0	418	PVC	150.0	0.05	8	0.00
P-23	8.0	275	PVC	150.0	0.05	8	0.00

J:\416-01 (Coconut Cove)\Reports-Calcs-Models\WaterCAD\Water & Fire Model\REV01
 \CoconutCove_WaterModel_Rev01.wtg

Scenario: Fire Flow Analysis
Current Time Step: 0.000Hr
FlexTable: Reservoir Table

Label	Elevation (ft)	Flow (Out net) (gpm)
R-3	0.00	20

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\CoconutCove_WaterModel_Rev01.wtg

Scenario: Fire Flow Analysis
Current Time Step: 0.000Hr
FlexTable: Junction Table

Label	Pressure (psi)	Pressure (Calculated Residual @ Total Flow Needed) (psi)	Demand (gpm)	Fire Flow (Available) (gpm)	Flow (Total Available) (gpm)	Fire Flow (Upper Limit) (gpm)
J-13	64.0	50.8	2	1,936	1,939	2,533
J-12	64.0	51.0	0	1,950	1,950	2,533
J-11	64.0	51.1	6	1,959	1,965	2,533
J-15	64.0	51.5	0	1,997	1,997	2,533
J-14	64.0	51.6	13	2,005	2,017	2,533
J-10	64.0	52.9	0	2,127	2,127	2,533
J-7	64.0	54.4	0	2,298	2,298	2,533
J-9	64.0	55.1	0	2,405	2,405	2,533

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\CoconutCove_WaterModel_Rev01.wtg

Pump Definition Detailed Report: Fire Flow

Element Details			
ID	91	Notes	
Label	Fire Flow		
Pump Definition Type			
Pump Definition Type	Standard (3 Point)	Design Head	124.74 ft
Shutoff Flow	0 gpm	Maximum Operating Flow	2,533 gpm
Shutoff Head	147.84 ft	Maximum Operating Head	46.20 ft
Design Flow	1,138 gpm		
Pump Efficiency Type			
Pump Efficiency Type	Best Efficiency Point	Motor Efficiency	100.0 %
BEP Efficiency	100.0 %	Is Variable Speed Drive?	False
BEP Flow	0 gpm		
Transient (Physical)			
Inertia (Pump and Motor)	0.000 lb-ft ²	Specific Speed	SI=25, US=1280
Speed (Full)	0 rpm	Reverse Spin Allowed?	True

