

## Patty Prevost

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**From:** Messner, Brett <Brett.Messner@tetrattech.com>  
**Sent:** Thursday, July 27, 2017 2:53 PM  
**To:** Patty Prevost; Rae Burns  
**Cc:** Vanderwalker, Timothy  
**Subject:** RE: Please review DCI17-0001 Sufficiency Letter Response 1

Patty,

In addition to comments sent yesterday, please see below:

### Master Concept Plan:

1. No proposed utilities or connections to existing utilities are shown.
2. Please advise, if grading, landscaping, paving, or other applications are performed which would interfere with the existing drainage pattern, a proposed grading plan, including spot elevations, and a stormwater management plan, are required.
3. Tidal water elevations and FFE do not appear to be provided.

### Parking Requirements:

4. There does not appear to be any mention of the proposed number of accessible parking spaces. The Americans with Disabilities Act (ADA) may require additional accessible parking spaces be provided. It appears as though there are 362 parking spaces proposed as part of this project, split between multiple facilities. If this were one parking facility, a total of at least 8 accessible parking spaces would need to be provided. But it is imperative that the number of parking spaces required to be accessible is to be calculated separately for each parking facility.

**Brett T. Messner, P.E.** | Project Manager  
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**From:** Messner, Brett  
**Sent:** Wednesday, July 26, 2017 1:30 PM  
**To:** 'Patty Prevost' <Patty@fmbgov.com>; Rae Burns <Rae@fmbgov.com>  
**Cc:** Vanderwalker, Timothy <Timothy.Vanderwalker@tetrattech.com>  
**Subject:** RE: Please review DCI17-0001 Sufficiency Letter Response 1

Patty,

Please see below:

1. The response provided still does not adequately explain why Land Use 820 would be acceptable for some portions of the site and Land Use 826 would be acceptable for other portions under the various scenarios. Given the average sizes of developments utilized by ITE to develop trip generation rates, Land Use 826 would be more appropriate for the entire retail portion of the pre-demolition and proposed development scenarios.
2. There is no dispute that a portion of the visitors to the site would arrive by either foot or bicycle. However, an explanation or basis is still not provided as to how these rates were selected, or why they would be different

between the various scenarios, especially since no pass-by reductions are allowed for Land Use 826. Again, to provide a consistent, objective comparison between the various speculative scenarios, consistent methodology should be used for all evaluations. A basis for these rates should also be provided and documented in the report – as they are provided currently, they appear arbitrary by nature.

3. Internal capture calculations should be revised based on modifications to trip generation forecasts and bike\pedestrian reductions discussed above.
4. Feasible developments should be considered for all development scenarios – otherwise there is no point in performing the comparison, as the results do not provide an objective basis of comparison.
5. The response is sufficient – adequate information on trip distribution based on existing traffic patterns is provided.
6. The comparison between trip generation forecasts for the various scenarios should be revised in conjunction with revisions to trip generation forecasts and trip reductions, as appropriate.
7. The response provided is accepted.

Thank you

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**From:** Patty Prevost [<mailto:Patty@fmbgov.com>]  
**Sent:** Wednesday, July 19, 2017 9:43 AM  
**To:** Messner, Brett <[Brett.Messner@tetrattech.com](mailto:Brett.Messner@tetrattech.com)>; Rae Burns <[Rae@fmbgov.com](mailto:Rae@fmbgov.com)>  
**Subject:** Please review DCI17-0001 Sufficiency Letter Response 1

Hello,

I hope you have had a chance to review this project.

I will need your comments by 7/26/2017. Please send either Matt Noble or myself your comments.

Thank you!

*Patty Prevost*

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Beginning May 3<sup>rd</sup>: New email address [Patty@fmbgov.com](mailto:Patty@fmbgov.com). Please add to your contact list and remove previous [Patty@fortmyersbeachfl.gov](mailto:Patty@fortmyersbeachfl.gov).

Check your permit status or schedule inspections online: <http://etrakit.fortmyersbeachfl.gov>

Note: Florida has a very broad public records law. Most written communications to or from Fort Myers Beach officials regarding Town business are public records available to the public and media upon request. Your email communications and email address may be subject to public disclosure.

\*\*\* Please update my contact information in your address book and direct your messages to my new email address ending in @fmbgov.com \*\*\*

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