



# COMMERCIAL APPLICATION

**Job Information:**

Owner Name: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Owner Email: \_\_\_\_\_  
 Owner Mailing Address (if different): \_\_\_\_\_  
 STRAP #: \_\_\_\_\_  
 Job Address: \_\_\_\_\_ Fort Myers Beach, FL 33931 Lee County

**Contractor's Information:**

Contractor Business Name: \_\_\_\_\_ License #: \_\_\_\_\_  
 Qualifiers Name: \_\_\_\_\_ Email: \_\_\_\_\_  
 Phone# \_\_\_\_\_ Address: \_\_\_\_\_

**Scope of work:** \_\_\_\_\_

Estimated sqft: \_\_\_\_\_ Estimated cost value: \_\_\_\_\_ *\*if over \$2500 a NOC is required*  
 Are you using Private Provider services for Plan Review? YES  NO  Inspections? YES  NO   
 Construction Details Mastered? YES  NO  MASTER#: \_\_\_\_\_

**SELECT CONSTRUCTION TYPE**

NEW COMMERCIAL CONSTRUCTION  ADDITION/ALTERATION  FOUNDATION   
 ACCESSORY STRUCTURE/ MODULAR  REMODEL

**Type of lot:**  Vacant  Existing Home demolished Demo Permit# \_\_\_\_\_

**Building Data:**

Footprint under roof	Ft.	A/C Sq. Ft	Ft.	Bldg. Width	Ft.
Total Sq. Ft under roof	Ft.	Bldg. Depth	Ft.	Bldg. Height	Ft.
Number of Bedrooms: _____		Number of Bathrooms: _____		Number of Floors: _____	

**Sub Information:**

Elect. Amps: _____	Plumbing: No <input type="checkbox"/> Yes <input type="checkbox"/>
A/C Duct Only: No <input type="checkbox"/> Yes <input type="checkbox"/>	A/C: _____ Seer: _____ KW: _____ Tons: _____
Roof Type: _____ Roof Squares: _____	F. Sprinklers / F. Alarm / Monitor: Yes <input type="checkbox"/> No <input type="checkbox"/>
Original Sq. Ft under roof: _____	
LPG / Natural Gas: Yes <input type="checkbox"/> No <input type="checkbox"/>	Shutters: Yes <input type="checkbox"/> No <input type="checkbox"/> Impact windows: Yes <input type="checkbox"/> No <input type="checkbox"/>

**Your Business tax id requires a separate zoning review when a new business, change of use, or an increase of intensity occurs.**

**TURTLE GLASS:** Comply with the Town's Sea Turtle Conservation Ordinance. All glass windows, walls, railings, and doors on the seaward and shore-perpendicular sides included in any new construction,



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alteration, or window replacement shall utilize glass with an inside to outside light transmittance value of **15 percent or less.**

An electronic set of plans consisting of the following in PDF format must be included with the application:

- |   |   |
|---|---|
| <input type="checkbox"/> Boundary/drainage Survey       | <input type="checkbox"/> Truss layouts and design loads |
| <input type="checkbox"/> Structural                     | <input type="checkbox"/> Landscaping                    |
| <input type="checkbox"/> Architectural                  | <input type="checkbox"/> Energy calculations            |
| <input type="checkbox"/> Electrical/Mechanical/Plumbing |   |
| <input type="checkbox"/> Variances or DEP Approval      |   |

### Regulations and information

1. Town of Fort Myers Beach is regulated by the Florida Building Code 7<sup>th</sup> Edition (2020). For more information about the code or to purchase the code, visit [www.floridabuilding.org](http://www.floridabuilding.org).
2. To be an owner builder you must maintain the home as your primary residence for a minimum of one year after CO. You must be present for the permitting process, the construction process, the inspection process, and at CO.
  - a. Properties in a Trust or LLC cannot submit owner builder permits.
3. Plans for structural components must be designed, signed and sealed by a Florida State Certified Design Professional.
4. If this site is located in a Special Flood Hazard Area, the finished floor elevation must meet the required Design Flood Elevation. An elevation certificate must be submitted after the lowest floor of the building is in place and prior to further vertical construction.
5. All materials used below the required base flood elevation must be flood resistant (FEMA TB-2).
6. Structures built seaward of the Coastal Construction Control Line (CCCL) may have high elevation requirements as per FDEP 100-yr Flood elevation.
7. If removing protected trees or vegetation, it is required to submit a vegetation permit application.
8. Dumpster enclosure location is required to be noted on site plan.
9. Spot Survey is required within 10 days after the approved slab inspection, as-built Survey before CO.
10. Building under Construction Elevation Certificate is required with the spot survey, Final Elevation Certificate before CO.
11. Temporary Power inspection will allow the power to be turned on, with the understanding that the areas under construction will not be occupied until a Certificate of Occupation or a Certificate of Completion is issued.
12. It is the contractor's responsibility to contact the Building Department when all final inspections are complete and obtain a Certificate of Occupancy or a Certificate of Completion.

**Per Chapter 34. Article IV. Division 20 Lighting Standards Code**, the applicant for any development order or building permit involving exterior lighting fixtures, must submit as part of the application evidence that the proposed work will comply with the outdoor lighting standards of the Lighting Standards Code. Fully shielded, full cutoff luminaires with recessed bulbs and flat lenses are the only



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permitted fixtures for outdoor lighting. Additional exterior lighting is not authorized unless specifically excepted in the Town's code.

**Specifically, the submission must include the following:**

- (1) Plans indicating the location on the premises and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices.
- (2) A detailed description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description must include manufacturer's catalogue cuts and drawings, including pictures, sections, and proposed wattages for each fixture.
- (3) All applications for development orders or building permits, except for single-family and two-family building permits, must provide photometric data, such as that furnished by the manufacturer of the proposed illuminating devices, showing the angle of cutoff and other characteristics of the light emissions including references to the standards contained herein.
- (4) All applications for development orders or building permits, except for single-family and two-family building permits, must provide photometrics in initial footcandles output for all proposed and existing fixtures on-site shown on a 20-foot by 20-foot grid on an appropriately scaled plan. On-site lighting to be included in the calculations must include, but is not limited to, lighting for parking lot, canopies, and building-mounted and recessed lighting along the building facades and overhangs. The photometric plan must include a table showing the average, minimum, and maximum footcandles of illumination on the site and within 50 feet of the site and the calculations deriving the averages. Evidence must be provided demonstrating that the proposed lighting plan will comply with the requirements of this code. The use of a light loss factor (LLF) is not permitted in these photometrics. This photometric plan must be coordinated with the landscape plan to identify the location of trees and other landscaping features with respect to the lighting devices. Rejection or acceptance of the photometric plan will be based on the Lighting Standards Code.

**Per Sea Turtle Conservation Ordinance 21-03:**

Prior to issuance of a development order and/or building permits for **all new structures, new construction, and improvements to existing structures seaward of the Coastal Construction Control Line as defined by F.S. § 161.053**, a town approved lighting plan meeting the provisions of the Sea Turtle Conservation Ordinance 21-03 and LDC Chapter 34. Article IV. Division 20. - Lighting Standards is required.

Prior to issuance of a development order and/or building permits for **all multifamily, commercial, and industrial new structures, new construction, and improvements to existing structures landward of the Coastal Construction Control Line as defined by F.S. §161.053**, a town approved lighting plan meeting the provisions of this article and Chapter 34. Article IV. Division 20. - Lighting Standards is required.

**Lighting plan** means plan view and cross section drawings describing location, number, wattage, wavelength, elevation, orientation, fixture cut sheets, and all types of proposed exterior artificial light sources, including, but not limited to, artificial lighting affixed to permanent structures, outdoor lighting, pool lighting, and internally or externally lighted signs.



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**Long wavelength** means a luminaire emitting light wavelengths of 560 nanometers or greater and absent wavelengths below 560 nanometers. Lamps that meet the definition of long wavelength through the use of filters, gels, or lenses are not permitted.

**Fully shielded** means a lighting fixture constructed in such a manner that the glowing elements, lamps, globes, or reflectors of the fixture are completely covered by an opaque material to prevent them from being directly visible from the beach. Any structural part of the light fixture providing this shielding must be permanently affixed.

Full cutoff means that a light fixture in its installed position does not emit any light, either directly or by reflection or diffusion, above a horizontal plane running through the lowest light-emitting part of the fixture. Additionally, the fixture in its installed position does not emit more than ten percent of its total light output in the zone between:

- (1) The horizontal plane through the lowest light-emitting part of the fixture, and
- (2) Ten degrees below the horizontal plane (80 degrees above the vertical plane).

**Prior to the final inspection** for a certificate of compliance pursuant to § 10-183 of the Town's LDC, site-verified footcandle readings must be provided demonstrating that the outdoor lighting, as installed, conforms with the proposed 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. **If any outdoor light fixture or the type of light source therein is changed after the permit or development order has been issued**, a change request or development order amendment must be submitted for approval together with adequate information to assure compliance with this code. This request or amendment must be approved prior to the installation of the proposed change.