

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, John S. McGarvey filed an application on behalf of the property owner, Penzance Square, LLC, to rezone a 9.79± acre parcel from vacated Commercial Planned Development (CPD) to a CPD in reference to Penzance Square; and

WHEREAS, a public hearing was advertised and held on July 19, 2006, August 9, 2006 and September 12, 2006, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2005-00103; and

WHEREAS, a second public hearing was advertised and held on February 19, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 9.79± acre parcel from CPD to CPD, to allow a total of 90,000 square feet of commercial uses, including office and retail. Maximum height proposed is three stories/45 feet. No development blasting is requested. The applicant indicates that any development of this property will connect to public potable water and public sanitary sewer service. The property is located in the Central Urban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions specified in Section B below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "MASTER CONCEPT PLAN: PENZANCE SQUARE," date stamped "Received April 18, 2007 Community Development," attached hereto as Exhibit C, except as modified by the conditions below.

This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Maximum Commercial Floor Area: 90,000 square feet of non-retail commercial uses.

2. The following limits apply to the project and uses:

a. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
ATM (automatic teller machine)
Banks and Financial establishments, Groups I and II, (§34-622(c)(3)).
Business Services (§34-622(c)(5)), Group I - no bail bonding
Computer and Data Processing Services
Cultural Facilities, limited to Art Galleries and Museums
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - no blasting. Not to include removal or excavated material from site
Fences and Walls
Health Care Facility, Group III only
Insurance Companies (§34-622(c)(23))
Medical Offices
Parcel and Express Services
Parking Lot, accessory
Personal Services (§34-622(c)(33)), Groups I, II, III, & IV - excluding Massage Parlors, Steam or Turkish Baths, Dating Services, Escort Services, Palm Readers, Fortune Tellers, Card Readers, Tattoo Parlors, & Coin-operated laundromats
Post Office - limited to accessory to a primary use only
Printing and publishing (§34-622(c)(36)) - limited to 3,000 s.f. maximum
Rental or leasing establishment (§34-622(c)(39)) Groups I & II - no passenger car pickup and drop off
Repair Shops (§34-622(c)(40)), Groups I & II
Signs, in accordance with LDC Chapter 30
Social Services, Group I - excluding public welfare centers
Studios (§34-622(c)(49))
Temporary Uses, limited to Contractor's Office and Storage Shed

b. Site Development Regulations Minimum Lot Area and Dimensions

Lot Size: 10,000 square feet
Lot Width: 100 feet
Lot Depth: 100 feet

Minimum Setbacks

Street: 25 feet (public)/20 feet (private)
Side: 15 feet
Rear: 20 feet
Water: 25 feet

Accessory Uses: Per the LDC

Setbacks from on-site preservation areas: 25 feet (all buildings)

Minimum Perimeter Setback: 25 feet

Minimum Building Separation: 20 feet

Maximum Lot Coverage: 45 percent

Maximum Building Height: Two stories/35 feet

3. No development blasting is permitted as part of this project, unless approved at a subsequent public hearing as an amendment to the planned development.
4. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.
5. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
6. Approval of this rezoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
7. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
8. Buffer Enhancements
 - a. The Type "D" buffer on Penzance Boulevard and Six Mile Cypress Parkway must be a minimum of 25 feet in width, and utilize at minimum 16-foot-high, 4-inch caliper canopy type trees (no palms).
 - b. The Type "A" buffer adjacent to the Special Commercial Office district (CS-2) property must be a minimum of 15 feet in width, with 8 trees per 100 linear feet, utilizing at minimum 16-foot-high, 4-inch caliper canopy type trees (no palms).
9.
 - a. No outdoor storage or display of merchandise is permitted anywhere on the site.
 - b. No "big box" stores are permitted on the site.

10. Prior to local development order approval, the exterior elevations for commercial buildings or mixed use buildings must be in substantial compliance with the conceptual elevations submitted as Page 6 of applicant's Exhibit 1, attached hereto as Exhibit D. These designs are preliminary and subject to changes in conformance with this Resolution and the Lee County LDC, including Article IV, LDC §10-600 "Design Standards and Guidelines for Commercial Buildings and Developments."
11. No public address or loudspeaker system for broadcasting outdoors is allowed on the property.
12. Lighting
 - a. Lighting of pedestrian and parking areas for any permitted use must be internally directed and must not adversely affect any adjacent properties. Parking lot lamps must be hooded and must not exceed 20 feet in height. Mercury vapor lamps/lights are prohibited. The lighting fixtures must be substantially in compliance with those depicted on applicant's Exhibits 14 and 16, attached hereto as Exhibits E and F.
 - b. All outdoor lighting poles/fixtures located in the vehicle use area will be shielded, full-cutoff, recessed, down-lit with high pressure sodium fixtures and a yellow or orange color luminance.
 - c. All site and building mounted luminaries will produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site boundary. Where the site boundary abuts a public right-of-way (Six Mile Cypress Parkway and Penzance Boulevard), light trespass requirements will be met relative to the curb line instead of the site boundary.
 - d. Backlight or neon signs are prohibited.
13. Hours of operation for all commercial uses on the subject property are limited to 7:00 a.m. to 10:00 p.m. daily.
14. LCDOT Conditions
 - a. Prior to development order approval, a cross access easement, acceptable to the County Attorney's Office and the owner of the property subject to this zoning resolution, must be recorded to provide access to the parcel to the east (currently zoned CS-2; Strap #08-46-25-00-00004.0000). The cross access easement must be between the owner of the subject property and the adjacent CS-2 property owner; and must address the cross access easement rights and provide for the maintenance of the access ways. At the option of the parties, the easement agreement may also address other issues such as indemnity and hold harmless provisions.

- b. The applicant is encouraged to coordinate construction of improvements in the Penzance Boulevard and Ben C. Pratt/Six Mile Cypress Parkway with the CIP #4604 Project Manager, Rob Phelan.

15. Environmental Sciences Conditions

- a. The indigenous preserve area must be a minimum size (with credits) of 1.47 acres to meet the required indigenous open space requirement for the project.
- b. As noted on the Master Concept Plan date stamped received May 19, 2006, both dry detention areas proposed at the project entrance along Six Mile Cypress Parkway must be planted with wetland plants native to the Six Mile Cypress Watershed Basin. The planting for these water detention areas must include trees (minimum 10-foot height; 2-inch caliper), shrubs (minimum 3-gallon container size) and groundcover plants (minimum 1-gallon container size) in a naturalistic (not formal) design. This design will compliment the project entrance to the proposed Six Mile Cypress Slough Preserve Interpretive Center located across the road.
- c. Appropriate native wetland trees must be planted along the shoreline as part of the wet retention area in the rear of the building. Trees must be calculated at a minimum spacing of one tree per 25 feet. The trees (minimum 10-foot height; 2-inch caliper) must be installed in naturalistic groupings along the lake edge.
- d. Overall, all landscape plants used on the site, including buffers, general trees, parking lot areas and building perimeter planting areas, must be native to the Six Mile Cypress Watershed Basin (Exhibit G). This will reduce the risk of exotic plant encroachment into the Six Mile Cypress Slough and blend into the Interpretive Center better.

16. Dumpsters

- a. All dumpsters on the site must comply with any bear-proofing requirements of the Florida Fish and Wildlife Commission. If no such requirements are established for commercial enterprises, then all garbage being temporarily stored outside will be kept in bear-proof containers, or comparable structures, as depicted on the graphic submitted as part of applicant's Exhibit 14, and attached hereto as Exhibit H. Those containers/dumpsters may be purchased from known suppliers or standard dumpsters may be modified to comply with the specifications set out on the attached Exhibit. All containers/dumpsters will be enclosed on four sides by a wooden or concrete structure, and will be washed out at least once every week.
- b. Solid waste pick-ups must be increased in frequency, if the garbage being stored outside contains food, raw or cooked, or food products that are attracting wildlife - not just bears - from the Slough and surrounding undeveloped areas.

SECTION C. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Conceptual Elevations
- Exhibit E: Lighting Fixtures
- Exhibit F: Lighting Fixtures
- Exhibit G: Landscape Plants
- Exhibit H: Dumpster Requirements

The applicant has indicated that the STRAP number for the subject property is: 08-45-25-00-00004.0020.

SECTION D. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

Commissioner Judah made a motion to adopt the foregoing resolution, seconded by Commissioner Bigelow. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Nay
Frank Mann	Aye

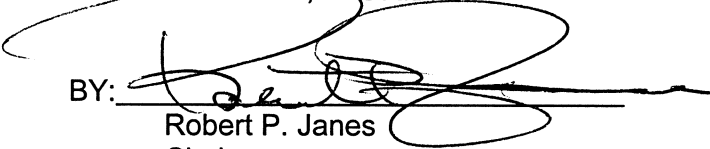
DULY PASSED AND ADOPTED this 19th day of February 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY: 

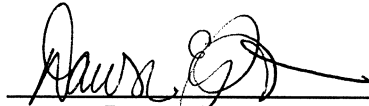
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 

Robert P. Janes
Chair

Approved as to form by:



Dawn E. Perry-Lehnert
County Attorney's Office

RECEIVED
MINUTES OFFICE

2007 MAY -2 PM 1:49



LEGAL DESCRIPTION
STRAP: 08-45-25-00-00004.0020

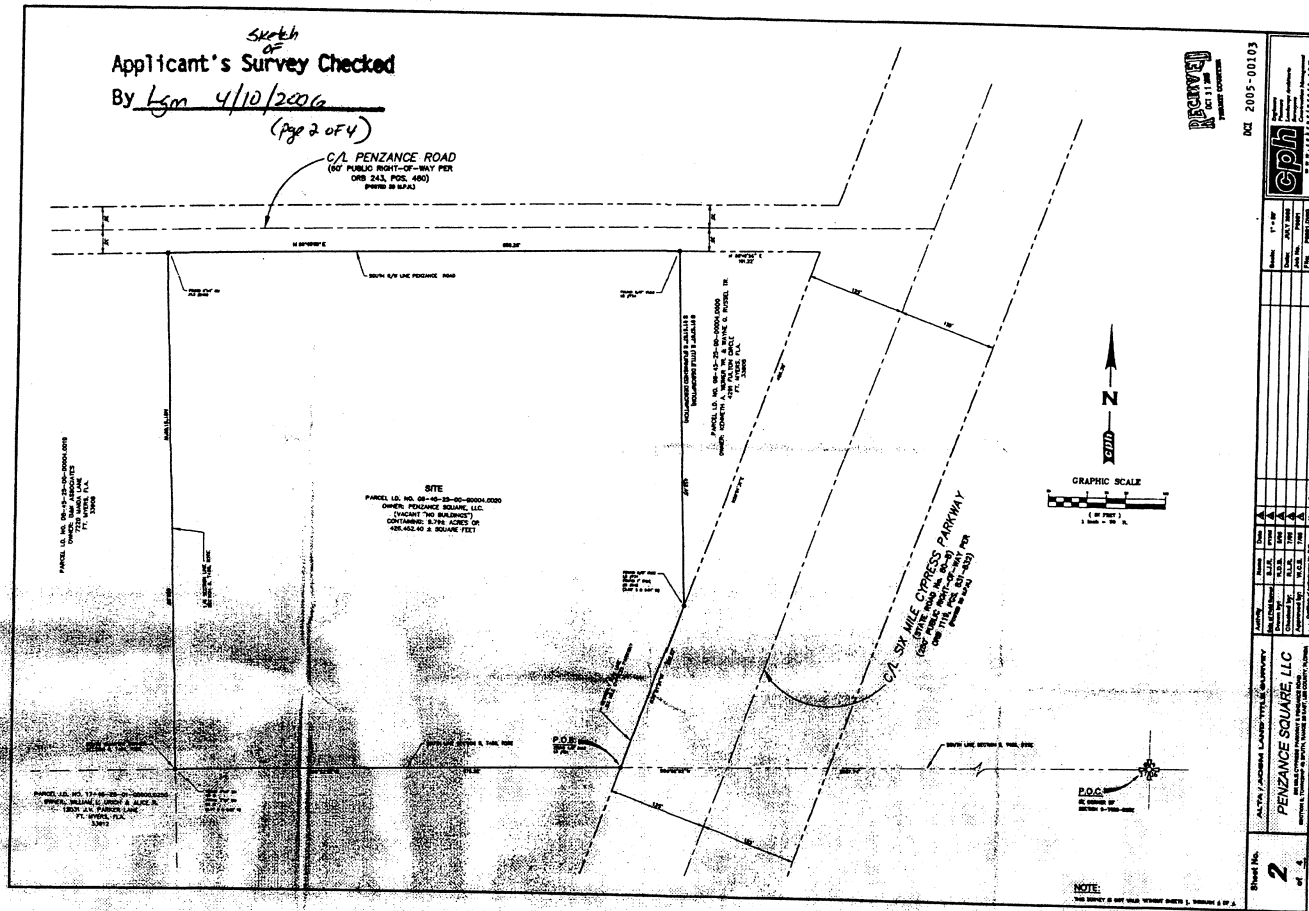
A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, THENCE: SOUTH 88°52'52" WEST, 2057.74 FEET ALONG THE SOUTH LINE OF SAID SECTION 8, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SIX MILE CYPRESS PARKWAY (S.R. 80-B), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE; CONTINUE SOUTH 88°52'52" WEST, 575.32 FEET ALONG SAID SOUTH LINE TO THE SOUTH QUARTER (S ¼) CORNER OF SAID SECTION 8, THENCE; NORTH 01°51'06" WEST 660.50 FEET ALONG THE QUARTER (1/4) SECTION LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF PENZANCE ROAD (60' RIGHT OF WAY), THENCE; NORTH 88°49'59" EAST, 658.25 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THENCE; SOUTH 01°51'07" EAST 453.45 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF SIX MILE CYPRESS PARKWAY (S.R. 80-B), THENCE; SOUTH 20°01'31" WEST, 222.57 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.

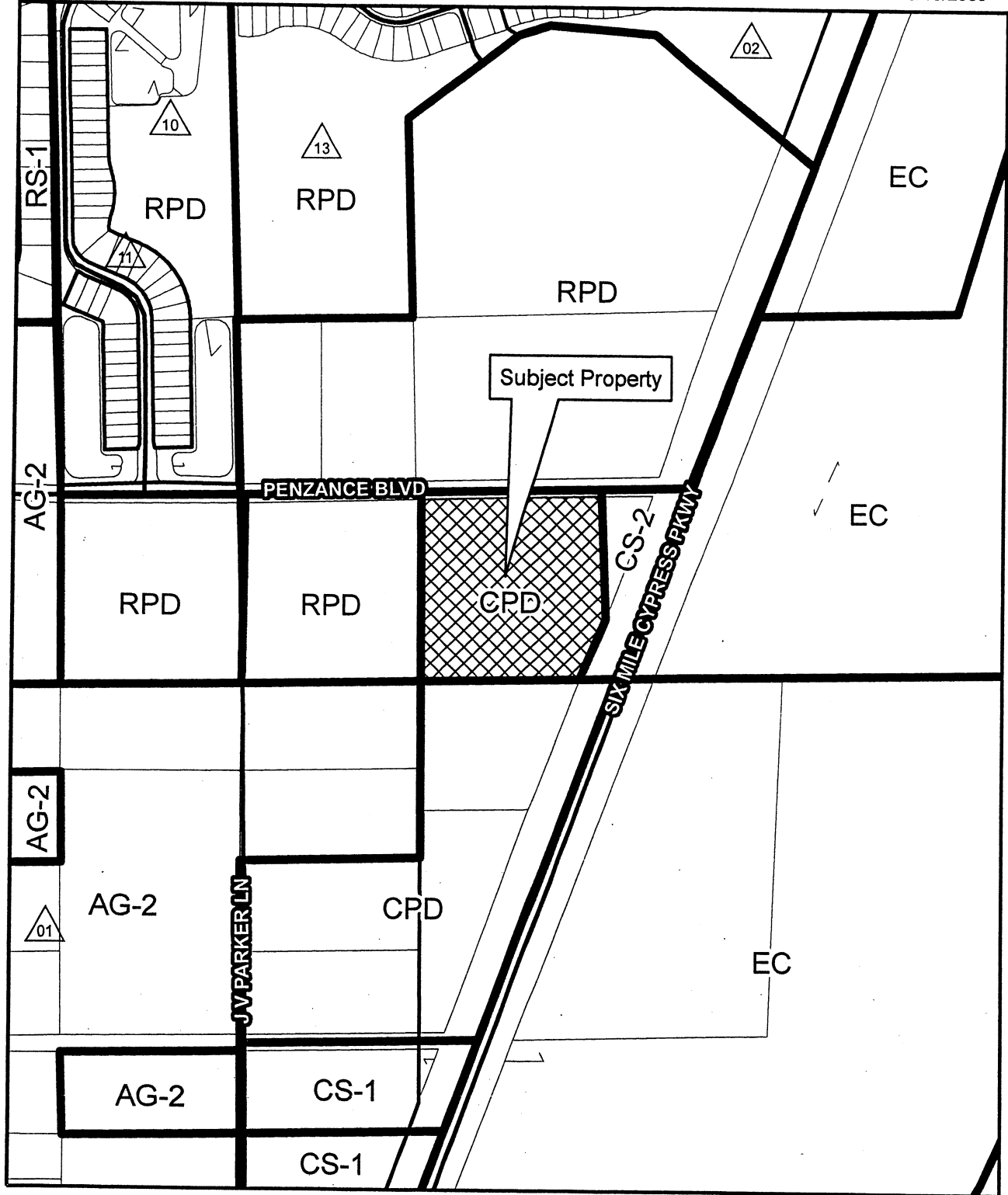
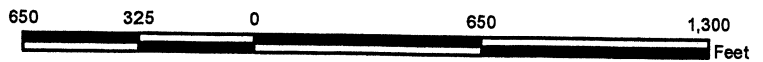
CONTAINING A COMPUTED AREA OF 9.79 ACRES OF LAND, MORE OR LESS.

RECEIVED
OCT 31 2005
PERMIT COUNTER

DCI 2005-00103



Zoning Map



RECEIVED

APR 18 2007

COMMUNITY DEVELOPMENT

CORAL ROCK RPD
Z-98-54
FLU - CENTRAL URBAN
MULTI-FAMILY

DCI 2005-00103

AG-2
FLU - CENTRAL URBAN
SINGLE - FAMILY RESIDENTIAL

FLU - CENTRAL URBAN
VACANT

PENZANCE BLVD

CS-2
FLU - CENTRAL URBAN
VACANT

EC
ZAB-82-270
WILD LIFE MANAGEMENT AREA

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-06-062

LAND/BUILD USE
ALLOCATIONS

	REQUIRED	TO BE PROVIDED (MIN)	INDIGENOUS PRESERVE CREDIT
SITE	NA	436,318 s.f. (10.0 AC)	
OPEN SPACE	127,095 s.f. (2.94 AC)	182,090 s.f. (4.18 AC)	30% OF SITE AREA
GROUND LEVEL GFA	NA	58,000 s.f. (1.32 AC)	
BUILDING PERIMETER PLANTINGS	5,800 s.f. (0.13 AC)	5,800 s.f. (0.13 AC)	10% OF GFA
VEHICLE USE / PAVEMENT	NA	184,168 s.f. (4.23 AC)	
PARKING LANDSCAPE	18,525 s.f. (0.43 AC)	45,358 s.f. (1.03 AC)	10% OF VUA
INDIGENOUS PRESERVE	NA	90,760 s.f. (2.07 AC)	64,000 s.f. (1.47 AC)
WET RETENTION	NA	58,760 s.f. (1.34 AC)	25% OF REQ. OPEN SPACE
DRY DETENTION	NA	23,107 s.f. (0.53 AC)	

NOTES:
1. DRY DETENTION AREAS WILL BE PLANTED WITH NATIVE WETLAND PLANTS IN ACCORDANCE WITH THE SIX MILE CYPRESS WATERSHED BASIN.
2. ENHANCED TYPE 'A' BUFFER ALONG EAST PROPERTY LINE IS A MINIMUM OF 15' IN WIDTH AND WILL CONSIST OF 8 TREES PER 100 LINEAR FEET AND UTILIZE A MINIMUM 18-FOOT HIGH 4-INCH CALIPER CANOPY TYPE TREES (NO PALMS).
3. ENHANCED TYPE 'D' BUFFER ALONG PENZANCE AND SIX MILE CYPRESS IS 25' IN WIDTH AND WILL CONSIST OF A MINIMUM 18-FOOT HIGH 4-INCH CALIPER CANOPY TYPE TREES (NO PALMS).

MASTER CONCEPT PLAN

PENZANCE SQUARE
LEE COUNTY, FLORIDA

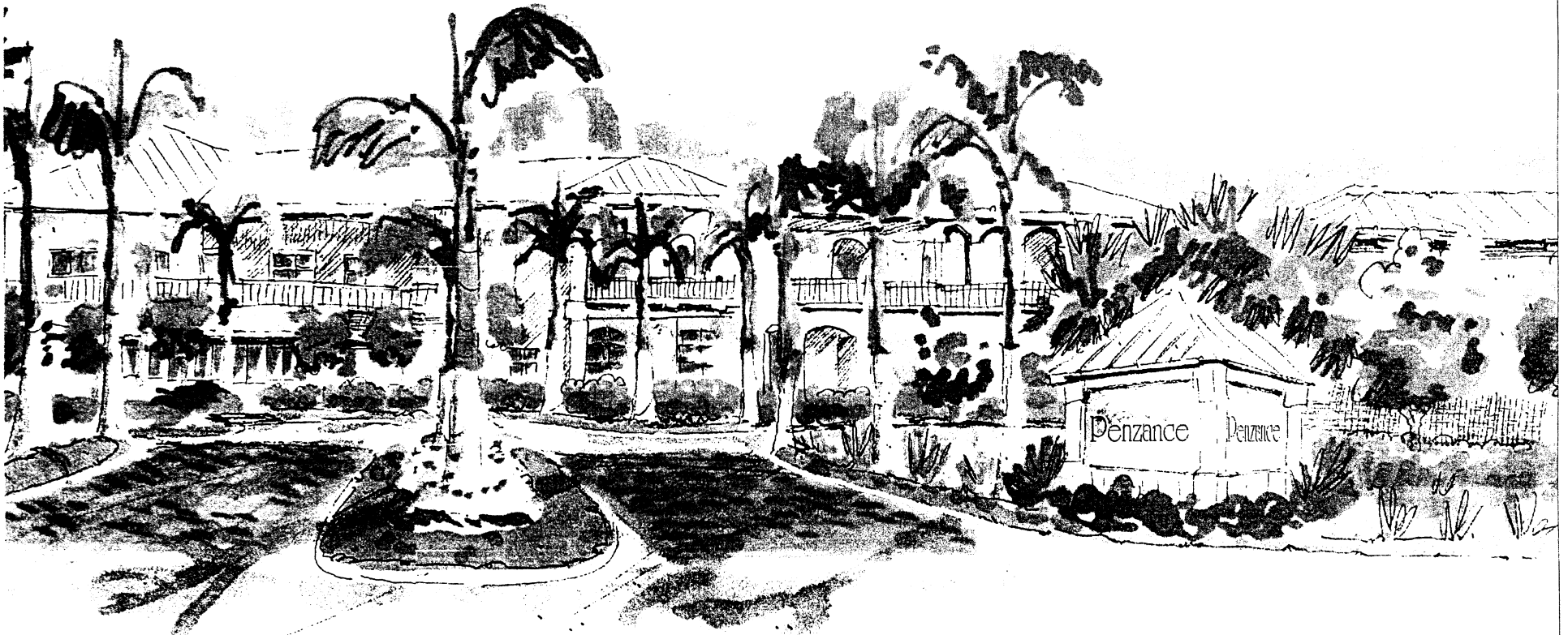
Activity	Name	Date	No.	Date	Revision
Designed by	T.F.	05/06			
Drawn by	J.M.	05/06			
Checked by	J.M.S.	05/06			
Approved by	J.M.S.	05/06			
Scale:	1"=50'				
Date:	MAY/19/2006				
Job No.	P8001				
File:	P8001-MCP				
Approved					
© 2006					

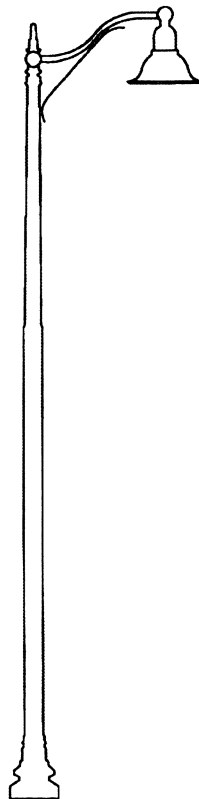
Florida
Planners
Landscape Architects
Surveyors
Construction Management
2211 First Street, Suite 200, Fort Myers, FL 33901
Phone: 239.332.8848 Fax: 239.332.8965

epha

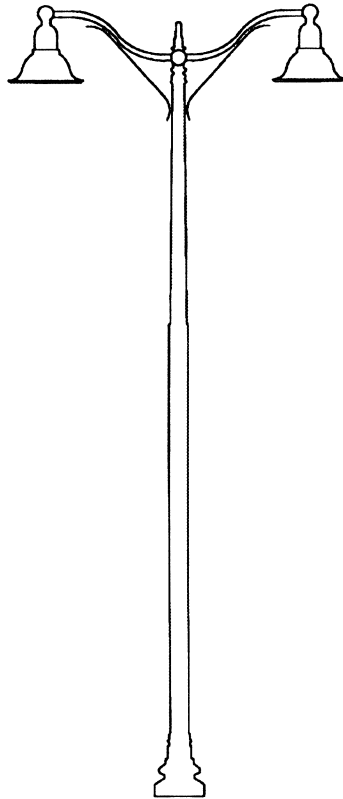
EXHIBIT C

RENDERING OF PENZANCE SQUARE





LP-1



LP-2



EXTERIOR LIGHTING SCHEDULE:			
TYPE	DESCRIPTION	MANUFACTURER	LUMINAIRE
LP-1	SINGLE LUMINAIRE POST LIGHT	ANTIQUE STREET LAMPS	PH-20 / 150W M.H.
LP-2	DOUBLE LUMINAIRE POST LIGHT	ANTIQUE STREET LAMPS	2- PH-20 / 150W M.H.

	
Date: 01/11/2008 Job No: 0001 Job No: 0001-001	Date: 01/11/2008 Job No: 0001 Job No: 0001-001
Approved: 	
SUPPLEMENTARY EXHIBIT - A: EXAMPLE LIGHT POLE PENZANCE SQUARE LEE COUNTY, FLORIDA	



EXAMPLE LIGHTING FIXTURES

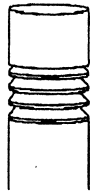
These fixtures are meant to show typical acceptable/unacceptable lighting fixtures in respect to lighting for structures along Florida's coast to protect Sea Turtle Nesting.

For guidance please contact
Florida Fish and Wildlife Conservation Commission
Division of Wildlife - Bureau of Protected Species Management
620 South Meridian Street DOW-BPS Tallahassee, FL 32399-1600
(850) 922-4330 Fax (850)921-6988



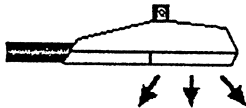
ACCEPTABLE ONLY WITH PROPER BULB(S)

WALKWAY/PATH LIGHTING

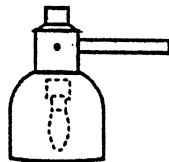


Low Profile Bollards
with Louvers

STREET/PARKING LIGHTING

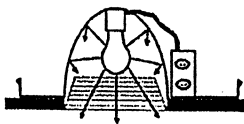


Full Cutoff
Streetlight



Fully Shielded
NEMA Light

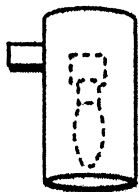
ARCHITECTURAL LIGHTING



Recessed Can
w/ baffles



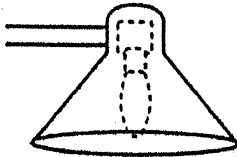
Glare Buster



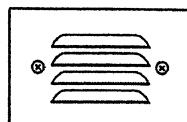
Canister
Downlight



'Eyelid' Step
Light

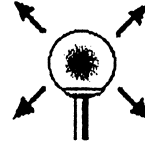


Downlight



Louvered
Step Light

UNACCEPTABLE



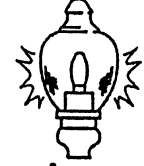
Globe
Fixture



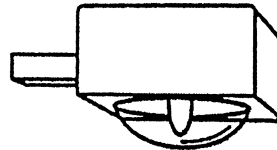
Unshielded
Carriage



Wallpack



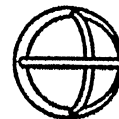
Acorn
Fixture



Drop-Lens/Sag-Lens
w/ exposed bulb



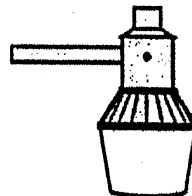
Unshielded
Streetlight



Nautical
Wall Sconce



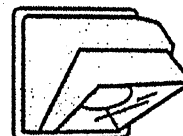
Floodlight



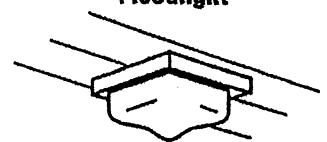
NEMA Security
Light



Partially Shielded
Floodlight



Shielded Security
Light



Drop-Lens
Canopy Light

Bulbs for all fixtures s

EXHIBIT F

compact fluorescent.

APPLICANT'S EXHIBIT #16

RECOMMENDED NATIVE PLANTS
FOR LANDSCAPE USE WITHIN
THE SIX MILE CYPRESS WATERSHED BASIN

Trees native to the Six Mile Watershed:

- 0 red maple (Acer rubrum)
- 0 pond apple (Annona glabra)*
- 0 swamp dogwood (Cornus foemina)
- XX persimmon (Diospyros virginiana)
- 0 pop ash (Fraxinus caroliniana)
- X dahoon holly (Ilex cassine)
- XX swampbay (Persea palustris)
- XX South. Florida slash pine (Pinus elliottii var. densa)
- XX laurel oak (Quercus laurifolia)
- XX water oak (Quercus nigra)
- XX live oak (Quercus virginiana)
- XX sabal or cabbage palm (Sabal palmetto)
- 0 coastal plain willow (Salix caroliniana)
- 0 pond cypress (Taxodium ascendens)
- XX bald cypress (Taxodium distichum)
- 0 Florida elm (Ulmus americana var. floridana)

Shrubs native to the Six Mile Watershed:

- XX groundsel tree (Baccharis halimifolia)
- XX tar-flower (Befaria racemosa)
- 0 buckthorn, saffron plum (Bumelia celastrina)
- XX American beautyberry (Callicarpa americana)
- 0 buttonbush (Cephalanthus occidentalis)
- 0 coral bean, cherokee bean (Erythrina herbacea)*
- 0 St. John's wort (Hypericum spp.)
- X gallberry (Ilex glabra)
- XX rusty lyonia (Lyonia ferruginea)
- 0 fetterbush (Lyonia lucida)
- XX wax myrtle (Myrica cerifera)
- XX rapenea, myrsine (Myrsine guianensis)
- X wild coffee (Psychotria nervosa)*
- 0 softleaf coffee (Psychotria sulzneri)*
- 0 winged sumac (Rhus copallina)
- XX saw palmetto (Serenoa repens)

* = REPRESENTS COLD SENSITIVITY

XERISCAPE LEGEND FOR TREES AND SHRUBS:

- XX = VERY DROUGHT TOLERANT
- X = MODERATELY DROUGHT TOLERANT
- 0 = UNRATED

Recommended native plants (continued)...

Ferns native to the Six Mile Watershed:

leather fern (Acrostichum danaeifolium)*
swamp fern (Blechnum serrulatum)
strap fern (Campyloneurum phyllitidis)
Boston fern (Nephrolepis spp.)
cinnamon fern (Osmunda cinnamomea)
royal fern (Osmunda regalis)
whisk fern (Psilotum nudum)
bracken fern (Pteridium aquilinum)
shield fern (Thelypteris spp.)

Groundcover plants and vines native to the Six Mile Watershed:

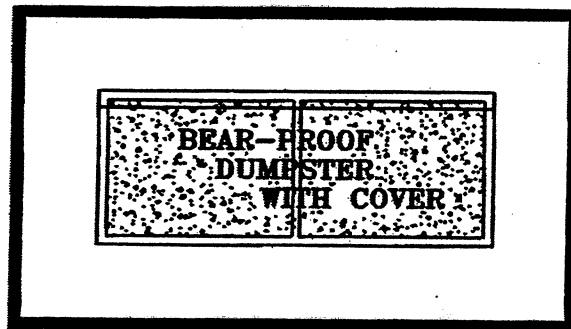
threeawn grass (Aristida stricta)
butterfly-weed (Asclepias tuberosa)
pawpaw (Asimina reticulata)
asters (Aster spp.)
pine-pink (Bletia purpurea)
yellow canna (Canna flaccida)
tickseed (Coreopsis leavenworthii)
string lily, swamp lily (Crinum cellulosum)
spikerush (Eleocharis cellulosum)
prairie iris, blue flag (Iris hexagona)
rush (Juncus spp.)
red root (Lachnanthes caroliniana)
pine lily (Lilium catesbaei)
white water-lily (Nymphaea odorata)
maidencane (Panicum hemitomum)
Virginia creeper (Parthenocissus quinquefolia)
pickerelweed (Pontederia cordata)
meadow beauty (Rhexia spp.)
black-eyed susan (Rudbeckia hirta)
duck potato, arrowleaf (Sagittaria lanceolata)
bulrush (Scirpus americanus)
soft-stem bulrush (Scirpus validus)
blue-eyed grass (Sisyrinchium spp.)
greenbriar (Smilax spp.)
sand cordgrass (Spartina bakerii)
Fakahatchee grass (Tripsacum dactyloides)
Florida gamagrass (Tripsacum floridanum)
wild grape (Vitis spp.)
yellow-eyed grass (Xyris spp.)
knot grass (Paspalum spp.)
muhly grass (Muhlenbergia capillaris)

Prepared by Division of Environmental Sciences staff
for the Six Mile Cypress Basin Review Board (11/90)

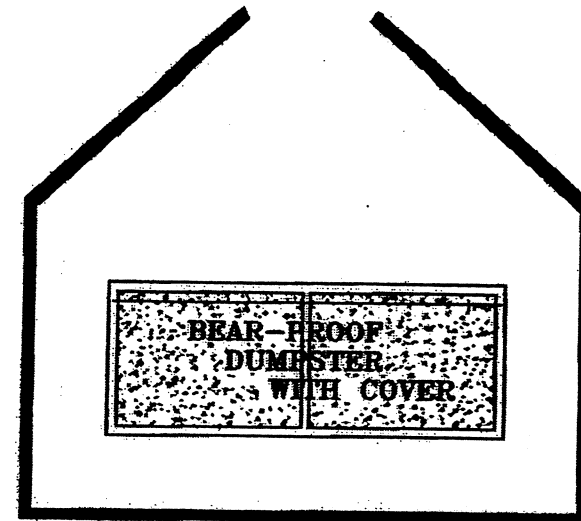
(0695E)

TYPICAL TOP VIEW, LOOKING DOWN

WOODEN or CONCRETE ENCLOSURE



CLOSED



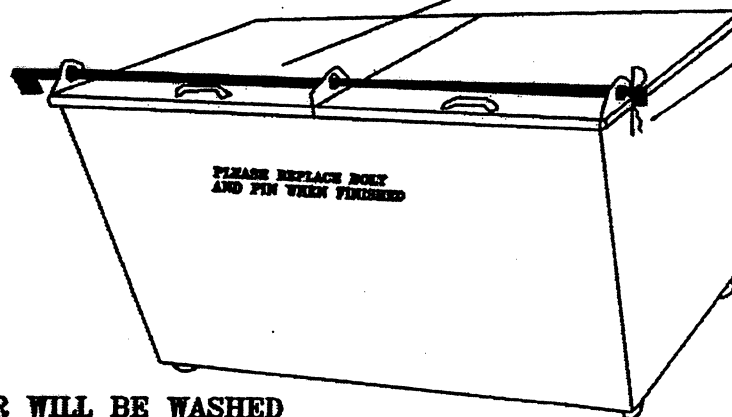
PARTIALLY OPEN

BEAR-PROOF DUMPSTER

STANDARD DUMPSTER WITH BOLT
AND LOCKING PIN

BOLT

COTTER PIN
LOCK



INSIDE OF DUMPSTER WILL BE WASHED
AT A MINIMUM OF 1 TIME PER WEEK

Boylan
Environmental
Consultants, Inc.
Full-Service Environmental Consulting & Engineering
17000 Metro Parkway, Suite 4, Ft. Myers, 33906 (239) 410-0071

Drawn By:	Date:	Category:
JDK	9/7/06	bear dumpster
Job Number		Scale:
		NTS
S/TR		County
		Lee

PENZANCE SQUARE
BEAR PROOF DUMPSTER DETAILS

Revisions	Date:	Page
		Exhibit

EXHIBIT H