



LOGAN J. OPSAHL

Senior Associate

logan.opsahl@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6237 | F: 407-843-4444

MAIN NUMBER: 407-843-4600



Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**Re: Justification Statement;
Application for Rezoning; 2800 Pine Island Road, Cape Coral, FL 33909 (the "Property")**

a) Complies with the Lee Plan;

The Request complies with the elements, policies and goals of the Lee Plan as it has a current Future Land Use designation of Commercial. The Property is located in an area of the County that was specifically contemplated from Commercial development in line with the Intended Use of the Property. Pursuant to Policy 1.1.10 of the Comprehensive Plan, the Commercial Future Land Use designation is within areas of the County "specifically designated for commercial uses."

Moreover, the location of the Property supports Objective 2.1 of the Comprehensive Plan relating to contiguous and compact growth patterns. The location of the Property is centralized in an area of extensive commercial development and the rezoning of the Property will allow for development in an area near existing utilities, services, and communities.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

The Request and Intended Use of the Property will meet or exceed all performance standards relating to commercial development as outlined in the Land Development Code. The applicant specifically acknowledges this requirement and will work with County Staff at the site plan approval process – and all applicable procedural requirements – to ensure compliance with Code requirements for the Intended Use of the Property.

c) Is compatible with existing and planned uses in the surrounding area;

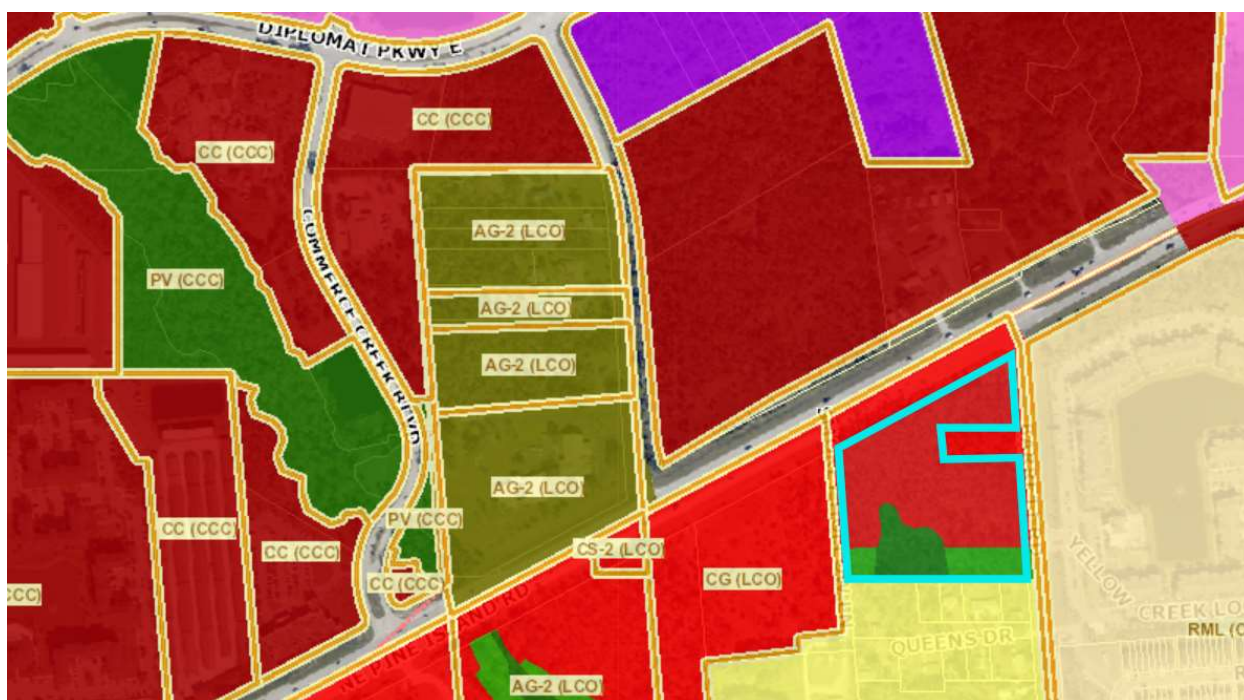
The Request and Intended Use of the Property is compatible with the immediate and general surrounding area. There is extensive commercial development along Pine Island Road and the immediate vicinity shares the requested zoning designation while most of the parcels along Pine Island Road have a Future Land Use designation of Commercial. Additionally, the comprehensive plan states that the



Page 2

Commercial Future Land Use designation is “located in close proximity to existing commercial areas or corridors accommodating employment centers, tourist-oriented areas, and where commercial services are necessary to meet the projected needs of the residential areas of the County.”

The Property lies within the Noth Fort Myers Community Plan – an area of the County intended to improve the economic vitality of the surrounding parcels and attract investment to this commercial corridor. The Proposed Development will provide for needed commercial retail operations to the existing and planned uses of the surrounding areas aligning with the objectives and policies of Goal 30 of the Comprehensive Plan.



As the request for rezoning is required to be processed as a planned commercial development, all development regulations will be met or exceeded – including any additional conditions necessary to achieve all necessary buffering and setback requirements pursuant to Policy 5.1.5 of the Comprehensive Plan. As the parcel is situated within an area surrounded by commercial uses, the rezoning will provide for protection of existing and future compatible uses.

d) Will provide access sufficient to support the proposed development intensity;

Access to the parcel will be sufficient to support the proposed development intensity and Intended Use. All performance standards will be met upon development of the Property. The Applicant will work with County Staff to ensure that all access points to the Property are sufficient and supportive of the Intended Use.

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

Any impacts on transportation facilities will be appropriately addressed by existing County regulations. As the proposed development is located in an area of the County specifically contemplated for commercial development, the rezoning of the property to allow for the intended use will direct new growth to an area of the County where adequate public facilities currently exist and will promote compact and contiguous development patterns in accordance with Objective 2.2 of the Comprehensive Plan. From understanding and belief there is adequate road network capacities and the Property is in close proximity to emergency services and utility infrastructure in conformity with Policies 2.2.1, 2.2.2 and 2.2.3 of the Comprehensive Plan.

f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

The Property will not adversely affect environmentally critical or sensitive areas and natural resources. The Property is located to a small conservation area which appear to be adjacent to nearby wetlands. Any and all wetlands on the property either have been or will be properly identified through the use of the unified state delineation methodology in accordance with Objective 1.5 of the Comprehensive Plan. As a portion of the property is conservation lands, such land will be protected in accordance with Policy 1.5.3 and Policy 1.4.6 and will not be adversely affected. The Intended Use of the Property will not – and cannot – affect this conservation area and no impairment of the conservation area or wetland area are being proposed.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The Property will be serviced by urban services as defined in the Lee Plan. The Project is consistent with the Lee Plan and the Land Development Code as the “requisite infrastructure needed for commercial development is generally planned or in place” for the Property. The Property is within designated service areas in compliance with Standard 4.1.1 and Standard 4.1.2 and the Applicant will work with County Staff to ensure all infrastructure and utility needs are met and all requirements satisfied in accordance with the Land Development Code and the Comprehensive Plan.

The Proposed Development meets all the Objectives and Policies of Goal 6 of the Comprehensive Plan as it promotes an orderly and well-planned commercial development within an area of the County which is specifically designated for commercial development. The Applicant has or will provide all requisite information to ensure that traffic and access impact, landscaping specifications, screening, buffering, compatibility, and environmental considerations are being met in accordance with Objective 6.1 and Policy 6.1.1 of the Comprehensive Plan.

FACILITY SALES RECEIPT

Receipt # 1838705
Payment Date: 06/09/2023
Household: 162419
Hm Ph: (908)601-1805



ADAM SHERIDAN
 1626 COLE BLVD SUITE 125
 LAKEWOOD CO 80401

North Fort Myers Recreation Center
 2000 North Recreation Park Way
 North Fort Myers FL 33903
 Phone: (239)533-7200
 Visit us on the Web at: www.leeparks.org

Reservation Details: North Fort Myers Recreation Center, NFM Multi PR 102A

Reserv. Contact: Adam Sheridan
Phone Number: (908)601-1805
Reserv. Number: 60550
Status: Firm

<u>Date(s) And Times</u>	<u>New Fees</u>	<u>Total Fees</u>	<u>New Paid</u>	<u>Total Paid</u>	<u>Amount Due</u>
Tue 06/27/2023 6:30P to 7:30P	20.00	20.00	20.00	20.00	0.00

Processed on 06/09/23 @ 1:21pm by MAP

Total New Fees	20.00
Discount Applied	0.00
Total New Taxes	0.00
Total Due	20.00
 Total Fees Paid	 20.00
Total Taxes Paid	0.00
Total Paid	20.00

Household Balance Information

Overall Household Credit Balance Available	0.00
Overall Household Balance Due	0.00

Payment of: 20.00 Made By: VISA/MC Auth: 006685 Card#: xxxxxxxxxxxx1759 With Reference:

Tax ID # (59-6000-702) Note: Cancellation requests are not accepted online, you must call.

Please use our Program Evaluation survey to rate any classes you have taken:
<http://www.surveymonkey.com/s/Program-evaluation>

THIS CHARGE WILL APPEAR ON YOUR CREDIT CARD STATEMENT AS TERRY PARK.

4:23

5G



We Love North Fort My...

**Adam Sheridan**

Top contributor Jun 14 ·

Hello Members of North Fort Myers,

My company and I are attempting to re-zone a parcel of land in the community and a requirement of our application is to hold a meeting with the public to inform them of the plan and answer any questions.

We will be holding this meeting on JUNE 27th, starting at 6:30 pm in room 102A at the North Fort Myers Community Rec Center. (2000 N Recreation Park Way, North Fort Myers, FL 33903).

I ask that you please hold your questions until the meeting.

This meeting is to inform the community, not for any kind of approval or denial of the plan.

I thank you for reading this message and hope to see you at the meeting.

Have a great day.

Update: The parcel in question is 2800 NE Pine Island Rd, Cape Coral 33909. Thank you for your interest, but I am unable to reply to each comment at this time. Please attend the meeting and we are more than happy to discuss it further then. Thank you all and have a great day.



17

34 comments



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4:24

5G

  adam in We Love North Fort M... Filters Posts You've Seen Most Recent Posts**We Love North Fort Myers**Top contributor Adam Sheridan · Jun 20 · 

Hello Members of North Fort Myers,

Quick reminder of our community meeting to discuss a re-zone project in North Fort Myers.

We will be holding this meeting on JUNE 27th, starting at 6:30 pm in room 102A at the North Fort Myers Community Rec Center. (2000 N Recreation Park Way, North Fort Myers, FL 33903).

The parcel we will be discussing is 2800 NE Pine Island Rd, Cape Coral, FL 33909

I ask that you please hold your questions until the meeting.

This meeting is to inform the community, not for any kind of approval or denial of the plan.

I thank you for reading this message and hope to see you at the meeting.

Have a great day.



9

2 comments



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Notifications



Menu

Concepcion, John N.

From: Adam Sheridan
Sent: Tuesday, June 20, 2023 12:48 PM
To: nfmplanningpanel@gmail.com; happyoldfogey@aol.com; chask70@comcast.net;
rudyberndl@gmail.com
Subject: RE: North Fort Myers Community Group - New Development
Attachments: Cape Coral FL (Fort Myers) - FD Approved Site Plan.pdf; FD New Store Pics- Interior.pdf;
REZ.pdf

Hello,

There are no requests for the planning panel at this time. This meeting is entirely for us to provide information on the project and inform the community of our plan.

I have attached the current site plan we are working off and will show during the meeting. This is not a set-in stone plan as things can change through the process.

I'm not sure if you are expecting additional information, but if so please let me know specifically what you are looking for and I will try to provide.

I have included a pdf of pictures of the interior of the building. These pictures show what our typical store looks like. I have included the re-zone application that we are working off and the current site plan.

The site currently zoned as agricultural and we are attempting to re-zone it to general commercial.

Thank you,

Adam Sheridan

Development Coordinator

CENTERPOINT INTEGRATED SOLUTIONS

C 908.601.1805

From: nfmplanningpanel@gmail.com <nfmplanningpanel@gmail.com>
Sent: Tuesday, June 20, 2023 10:30 AM
To: Adam Sheridan <asheridan@centerpoint-is.com>; happyoldfogey@aol.com; chask70@comcast.net;
rudyberndl@gmail.com
Subject: RE: North Fort Myers Community Group - New Development

Adam,

Can you please forward the zoning request, and any other plans, drawing, exceptions, etc.

You have not given any details of the project and since you are not using the planning panel monthly meeting for the presentation it would be helpful if you could send us your info and requests

Regards,

North Fort Myers Community planning panel and Design Review

From: Adam Sheridan <asheridan@centerpoint-is.com>

Sent: Thursday, June 15, 2023 10:50 AM

To: John Gardner <John@lciquotes.com>; happyoldfogey@aol.com; chask70@comcast.net; ruderberndl@gmail.com
Subject: RE: North Fort Myers Community Group - New Development

John,

The parcel that we are looking at is 2800 NE Pine Island Rd, Cape Coral FL 33909.

Thank you and good day,

Adam Sheridan

Development Coordinator

CENTERPOINT INTEGRATED SOLUTIONS

C 908.601.1805

From: Adam Sheridan

Sent: Wednesday, June 14, 2023 2:58 PM

To: John Gardner <John@lciquotes.com>; happyoldfogey@aol.com; chask70@comcast.net; ruderberndl@gmail.com

Subject: RE: North Fort Myers Community Group - New Development

John,

Jeez, my apologies on that. It is June 27th.

We are not planning on attending that meeting. THIS meeting here is so we can apply for the re-zone, there is a public hearing component of the process but that will follow later in the process.

Thank you,

Adam Sheridan

Development Coordinator

CENTERPOINT INTEGRATED SOLUTIONS

C 908.601.1805

From: John Gardner <John@lciquotes.com>

Sent: Wednesday, June 14, 2023 2:55 PM

To: Adam Sheridan <asheridan@centerpoint-is.com>; happyoldfogey@aol.com; chask70@comcast.net; ruderberndl@gmail.com

Subject: RE: North Fort Myers Community Group - New Development

The most important thing that is missing is the date of the meeting.

Are you planning on presenting at the planning panel meeting on July 6th or some other date.

Regards,
John Gardner

From: Adam Sheridan <asheridan@centerpoint-is.com>

Sent: Wednesday, June 14, 2023 4:47 PM

To: John Gardner <John@lciquotes.com>; happyoldfogey@aol.com; chask70@comcast.net; ruderberndl@gmail.com

Cc: mbuilder26@yahoo.com

Subject: RE: North Fort Myers Community Group - New Development

Hi John,

I am taking this first part of the email to explain what is going on and the second half of the email is the notice to the community.

We are attempting to re-zone a parcel a land in the North Fort Myers community. Per requirements by the County we must hold a community meeting where we inform the community and explain the development and answers questions. We must show paperwork indicating what we went over with the community and a sign in sheet for people who attended. In no way is this meeting a time for the community to vote on approval or denial. There will be a public hearing held much later in the process. We must provide a location, time and space for this meeting and that is why we are holding it at the Rec Center.

If you could please pass along the below information about the meeting to your community members that would be tremendous. I truly appreciate you giving the advice on a good location and hope to see as many of you at the meeting as possible.

If you have any questions at all, please let me know.

Hello Members of North Fort Myers Community,

This is a notice for a community meeting to discuss a possible new development in the North Fort Myers community. The meeting will start at 6:30 pm in room 102A at the NFM Rec Center. This meeting is required per the county to re-zone a parcel of land to a new designation. The meeting is set up for the community to learn about the new development. It is not a meeting for the community to approve or deny the development but rather to learn about it. Attendance is not required.

Please forward this notice to your members. We look forward to discussing this new development with the community. If you have any questions, please save them for the meeting and we can discuss then.

Thank you for your time and consideration.

Meeting Time and Location:

North Fort Myers Community Rec Center (2000 N Recreation Park Way, North Fort Myers, FL 33903)

Meeting Start Time: 6:30 PM

Location: Room 102A

Adam Sheridan

Development Coordinator

CENTERPOINT INTEGRATED SOLUTIONS

C 908.601.1805

From: John Gardner <John@lciquotes.com>

Sent: Wednesday, June 7, 2023 1:25 PM

To: Adam Sheridan <asheridan@centerpoint-is.com>; happyoldfogey@aol.com; chaslk70@comcast.net; rudyberndl@gmail.com

Cc: mbuilder26@yahoo.com

Subject: RE: North Fort Myers Community Group - New Development

Adam,

The North Fort Myers Community Planning Panel normally meets the first Tuesday of the month.

Since next months meeting falls on July 4th, the July meeting is scheduled for Thursday July 6th at 6pm

If you want to get on the agenda for the next meeting on July 6th just let us know.

Do you have details, plans, drawings etc. for the project you are looking to rezone that you can forward to the panel?

Also please note that we have a new email address for the planning panel communications.

nfmplanningpanel@gmail.com

Thanks,

John Gardner

From: Adam Sheridan <asheridan@centerpoint-is.com>

Sent: Wednesday, June 7, 2023 3:02 PM

To: happyoldfogey@aol.com; chaslk70@comcast.net; John Gardner <john@lciquotes.com>; ruderberndl@gmail.com

Cc: mbuilder26@yahoo.com

Subject: RE: North Fort Myers Community Group - New Development

Hello Again,

Thank you for the direction of using North Fort Myers Recreation Center.

We are in communication with them to schedule and secure a space for the community meeting.

As of right now we are looking at Tuesday, June 27th. Ideally the meeting will start between 5-7 PM and run for about 1 hour or as long as questions are asked.

Once we have a confirmed date, I will be sure to pass this along.

Thank you,

Adam Sheridan

Development Coordinator

CENTERPOINT INTEGRATED SOLUTIONS

C 908.601.1805

From: happyoldfogey@aol.com <happyoldfogey@aol.com>

Sent: Tuesday, June 6, 2023 6:07 AM

To: Adam Sheridan <asheridan@centerpoint-is.com>; chaslk70@comcast.net; john@lciquotes.com;

ruderberndl@gmail.com

Cc: mbuilder26@yahoo.com

Subject: Re: North Fort Myers Community Group - New Development

My observation is that the North Fort Myers Recreation Center has adequate meeting space and parking for such meetings. The meeting space is allocated by Rec staff.

Wayne

"Those who can make you believe absurdities, can make you commit atrocities." Voltaire

-----Original Message-----

From: Adam Sheridan <asheridan@centerpoint-is.com>
To: Charlie Krebs <chaslk70@comcast.net>; John Gardner <john@lciquotes.com>; Wayne Daltry <happyoldfogey@aol.com>; Rudy Berndlmaier <rudyberndl@gmail.com>
Cc: Richard Thomas <mbuilder26@yahoo.com>
Sent: Mon, Jun 5, 2023 11:31 am
Subject: RE: North Fort Myers Community Group - New Development

Hello,

Members of North Fort Myers Community Group – Do you have a location that members like for meetings?

We will need to conduct a meeting with the community group and would like to conduct it somewhere that is convenient for the members.

Thank you,

Adam Sheridan

Development Coordinator

CENTERPOINT INTEGRATED SOLUTIONS

C 908.601.1805

From: Adam Sheridan
Sent: Thursday, June 1, 2023 8:45 AM
To: Charlie Krebs <chaslk70@comcast.net>; John Gardner <john@lciquotes.com>; Wayne Daltry <happyoldfogey@aol.com>; Rudy Berndlmaier <rudyberndl@gmail.com>
Cc: 'Richard Thomas' <mbuilder26@yahoo.com>
Subject: RE: North Fort Myers Community Group - New Development

Hi Richard,

Thank you for passing me along to the current members of the group.

We are looking into re-zoning a parcel of land within the community and will need to discuss this with the members of the group.

Do you as a group have a good meeting location? We want to be as accommodating as possible.

Thank you,

Adam Sheridan

Development Coordinator

CENTERPOINT INTEGRATED SOLUTIONS

C 908.601.1805

From: Richard Thomas <mbuilder26@yahoo.com>
Sent: Tuesday, May 30, 2023 6:19 PM
To: Adam Sheridan <asheridan@centerpoint-is.com>
Cc: Charlie Krebs <chaslk70@comcast.net>; John Gardner <john@lciquotes.com>; Wayne Daltry <happyoldfogey@aol.com>; Rudy Berndlmaier <rudyberndl@gmail.com>
Subject: Re: North Fort Myers Community Group - New Development

Adam

I am no longer a member of the North Fort Myers Design Review Panel but by copy of this email I will send it to the existing Panel members for response.

Dick Thomas

On Tuesday, May 30, 2023 at 03:57:49 PM EDT, Adam Sheridan <asheridan@centerpoint-is.com> wrote:

Hi Mr. Thomas,

I was provided your contact information from a County official in the development office.

I am reaching out to see if you are still affiliated with the North Fort Myers Community Group.

We need to conduct a community meeting that pertains to this area of town.

Thank you,

Adam Sheridan

Development Coordinator

CENTERPOINT INTEGRATED SOLUTIONS

Project Management | Civil Design | Real Estate Development

1626 Cole Blvd, Suite 125 | Lakewood, CO 80401

C 908.601.1805

E Asheridan@centerpoint-is.com | www.centerpoint-is.com



Approved by EC, ES, KL, KE & BNC via email 5/1/23



NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.
CALL 811 FORTY- EIGHT HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING
OF UNDERGROUND MEMBER
UTILITIES

RELEASE OF DOCUMENT
THIS DOCUMENT CONTAINS INFORMATION PERTAINING TO
THE NATIONAL DEFENSE ACADEMY OF PROFESSIONAL SERVICE IS
PROPERTY OF THE NATIONAL DEFENSE ACADEMY OF PROFESSIONAL SERVICE
AND IS NOT TO BE USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN AUTHORIZATION OF
THE NATIONAL DEFENSE ACADEMY OF PROFESSIONAL SERVICE

BAR IS ONE INCH ON ORIGINAL DRAWING
NOT ONE INCH ON THIS SHEET ADJUST SCALES
ACCORDINGLY

[illegible]

2800 PINE ISLAND RD
NORTH FORT MYERS, FL

PROJECT #	1831
DATE	2023.04.17

SHEET TITLE
SITE PLAN

SITE PLAN #

SHEET 4 **1 OF 1**













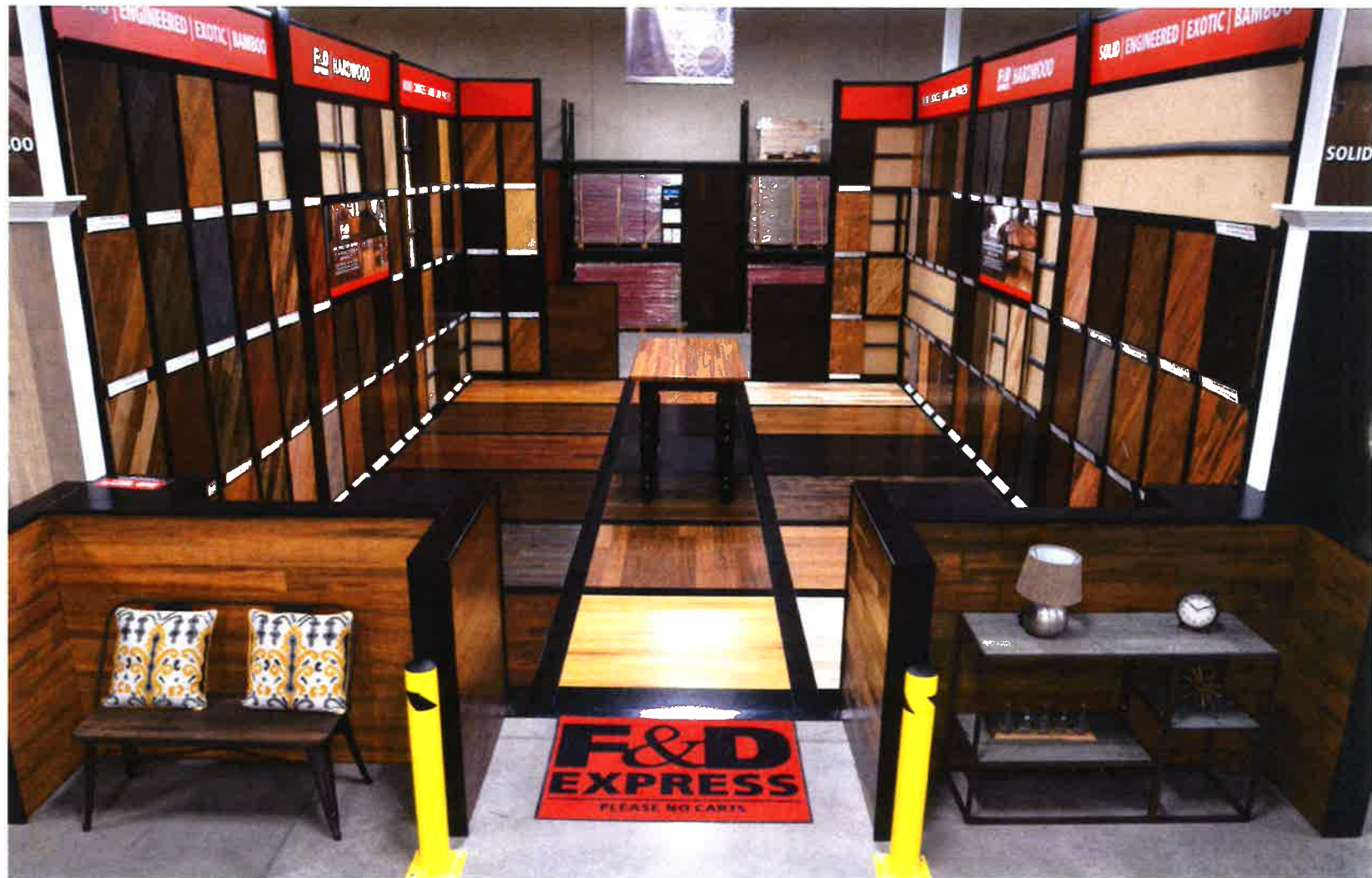




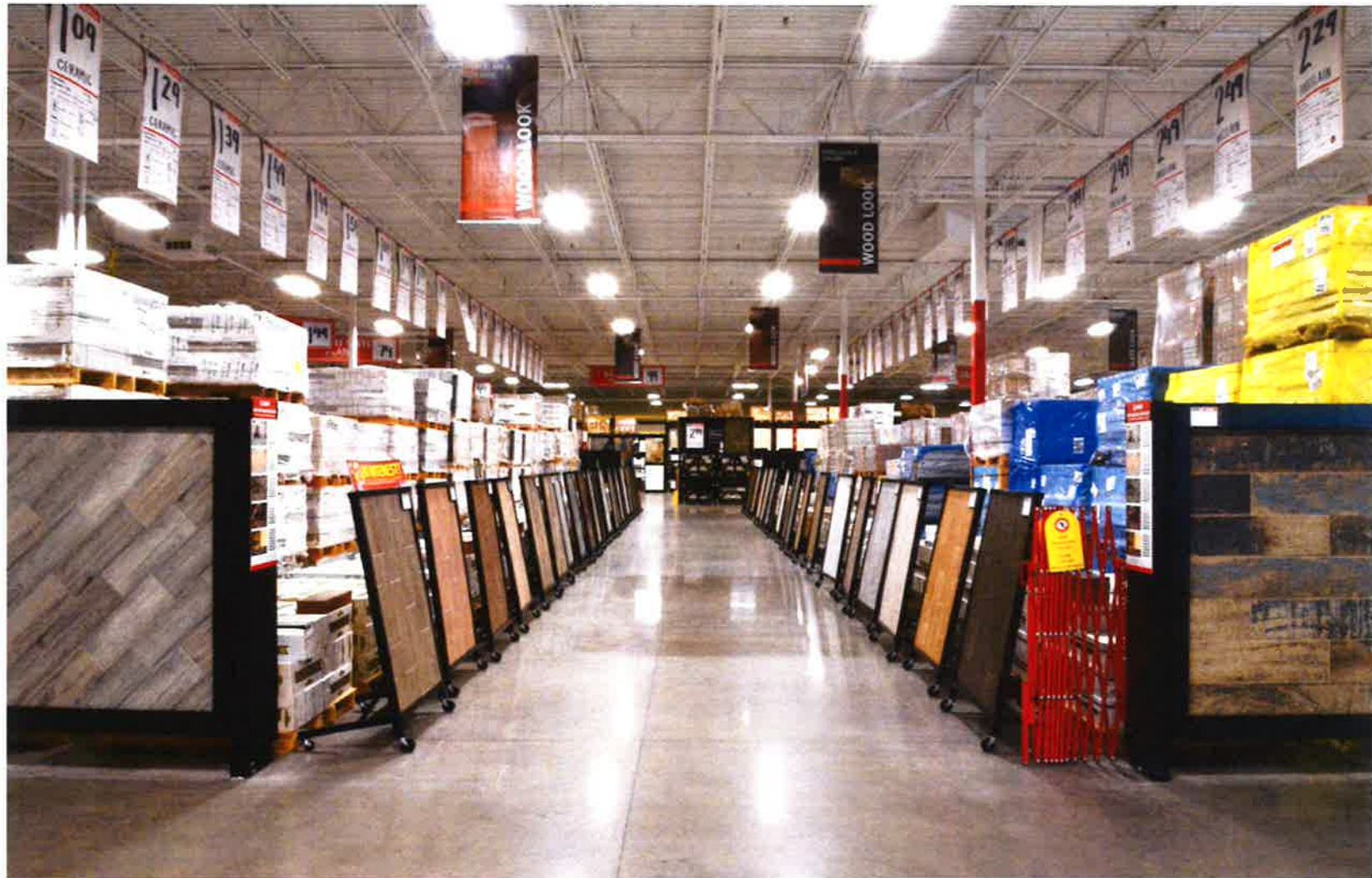














APPLICATION FOR CONVENTIONAL REZONING PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: _____

Request: ☐ Rezoning from: _____ To: _____
☐ Variance included? ☐ NO ☐ YES¹ for: _____
☐ Special Exception included? ☐ NO ☐ YES¹ for: _____
☐ Bonus Density included? ☐ NO ☐ YES² for: _____ Bonus Units

¹ If YES, submit applicable application and fee

² If YES, submit additional fee required by LDC 2-147(A)(3)

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: _____
 Address: _____
 City, State, Zip: _____
 Phone Number: _____ E-mail: _____

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

- ☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
- ☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
- ☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: _____
 Contact Person: _____
 Address: _____
 City, State, Zip: _____
 Phone Number: _____ Email: _____

2. Additional Agent(s): Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

PART 2 PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone Number: _____ Email: _____

LEE COUNTY COMMUNITY DEVELOPMENT
 PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
 PHONE (239) 533-8585

B. Disclosure of Interest [34-202(a)(2)]:

☐ Attach Disclosure of Interest Form.

C. Multiple parcels:

- ☐ Property owners list. [34-202(a)(8)]
☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old. [34-202(a)(7)]
 2. Date property was acquired by present owner(s): _____

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

B. Street Address of Property: _____**C. Legal Description (must submit) [34-202(a)(5)]:**

☐ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☐ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☐ List of surrounding property owners. [34-202(a)(9)]
 2. ☐ Map of surrounding property owners. [34-202(a)(9)]
 3. ☐ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: _____

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(b)]

F. Use(s) of Property:

1. Current uses of property are: _____
 2. Intended uses of property are: _____

G. Future Land Use Classification (Lee Plan):

_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): _____ Feet
 2. Depth (average if irregular parcel): _____ Feet
 3. Total area: _____ Acres or square feet
 4. Frontage on road or street: _____ Feet on _____ Street
 2nd Frontage on road or street: _____ Feet on _____ Street

- I. Planning Communities/Community Plan Area Requirements:** If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.
- ☐ Not Applicable
 - ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
 - ☐ North (Upper) Captiva Community Plan area. [33-1711; Lee Plan Policy 25.1.1]
 - ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
 - ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
 - ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
 - ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
 - ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
 - ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
 - ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
 - ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
 - ☐ North Olga Community Plan area. [33-1663(a)&(b)]
- J. Waivers from Application Submission Requirements:** Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4 ACTION REQUESTED

- A. Reason(s) for Request:** Provide a statement explaining the nature of the request and how the property qualifies for the rezoning and, if applicable, bonus density. This statement should explain how the request meets the applicable findings/review criteria set forth in LDC section 34-145(d)(4) and, if applicable, LDC Section 2-146(b). This statement may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. [34-202(b)(3)]

PART 5 ADDITIONAL REQUIREMENTS

- A. Potable Water:** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☐ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
 - ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]
- B. Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application. [34-202(a)(12)]
- C. Flood Hazard:**
- ☐ Not applicable
 - ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
 - ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- D. Excavations/Blasting:**
- ☐ No blasting will be used in the excavation of lakes or other site elements.
 - ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- E. Mobile Home Park: [34-202(b)(4)]**
- ☐ Not Applicable
 - ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

F. Airport Zones & Lee County Port Authority (LCPA) Requirements:

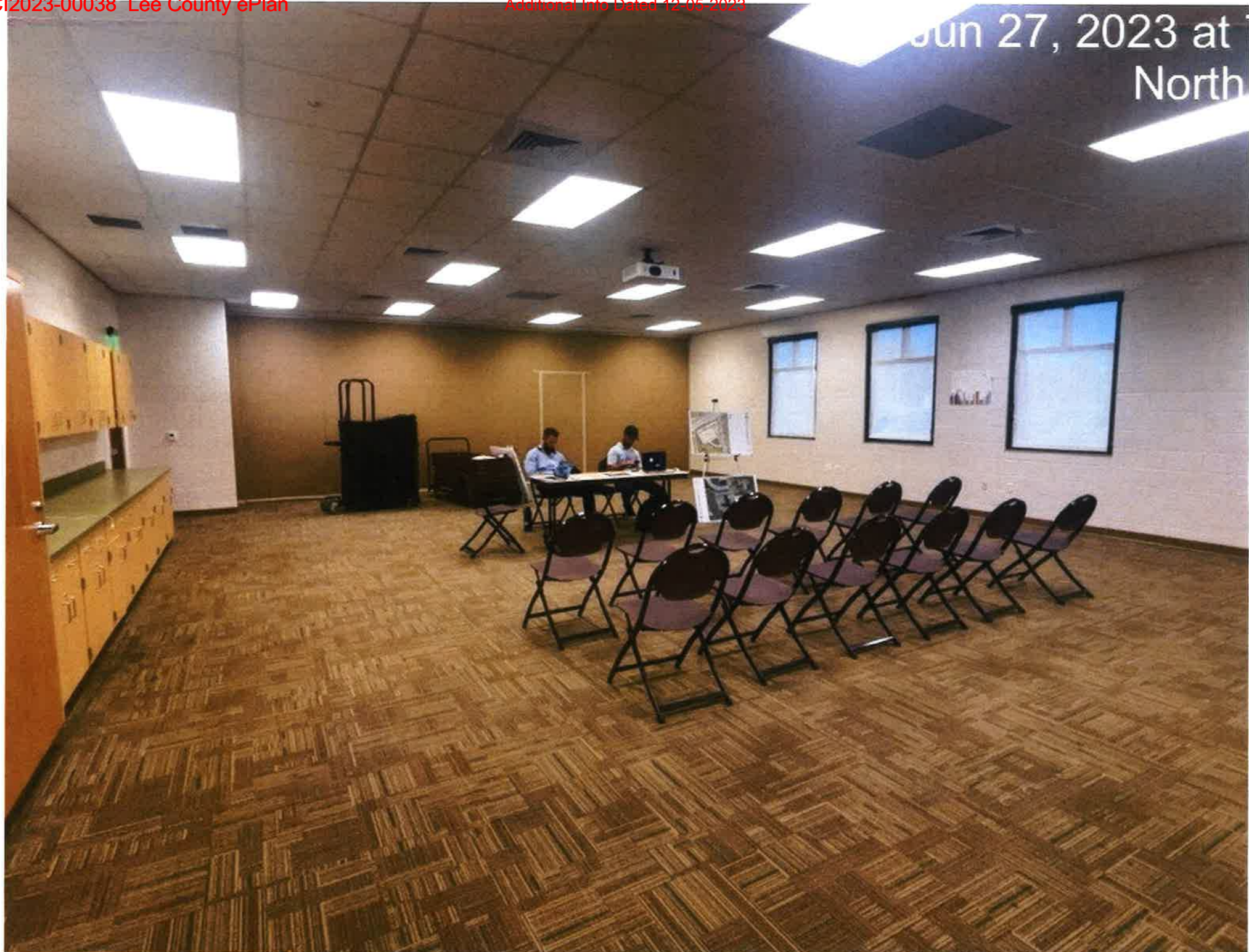
- ☐ Not Applicable
☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
☐ A Tall Structures Permit is required. **[34-1108]**

PART 6
SUBMITTAL REQUIREMENT CHECKLIST

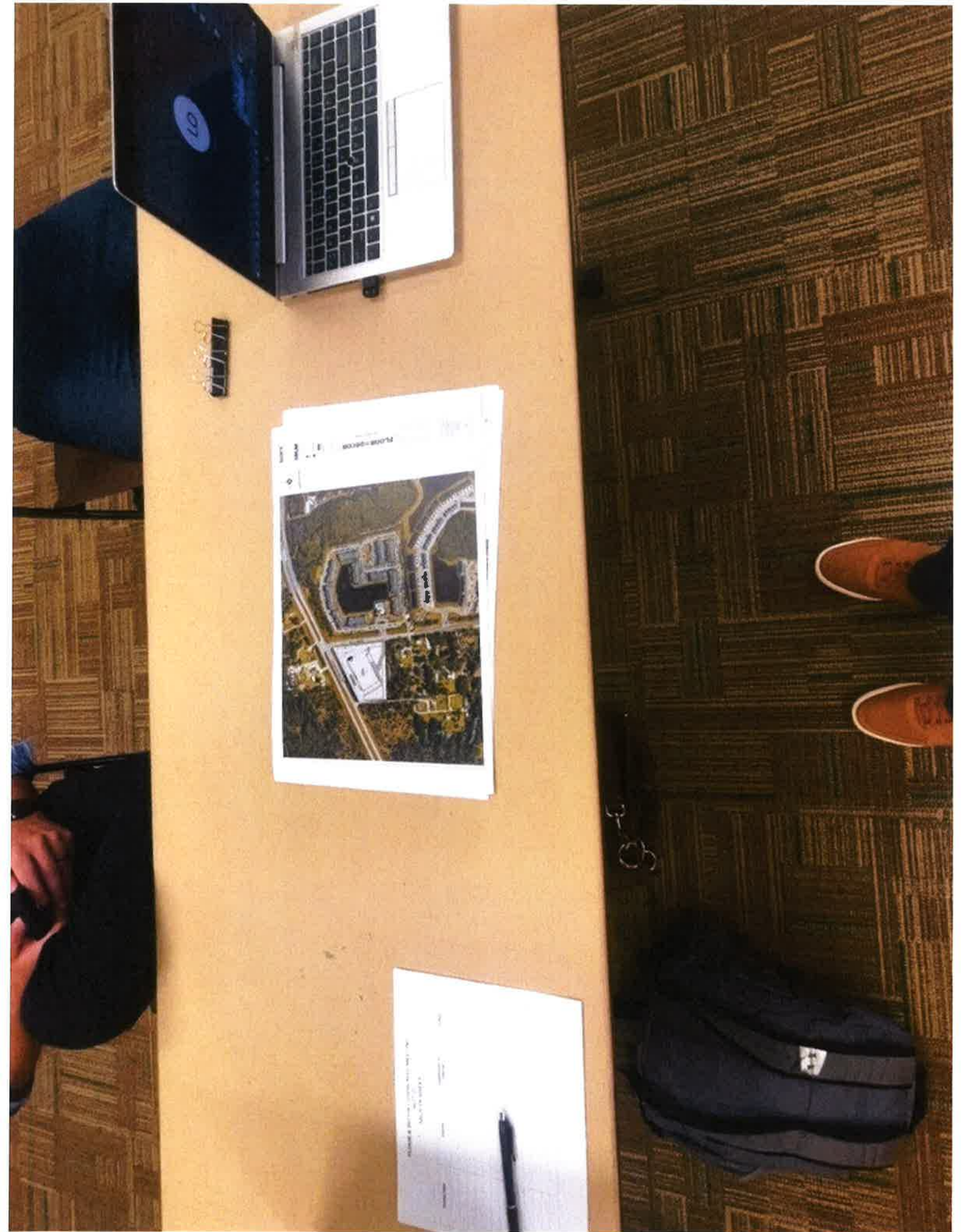
Two copies required for submittal
Clearly label your attachments as noted in bold below

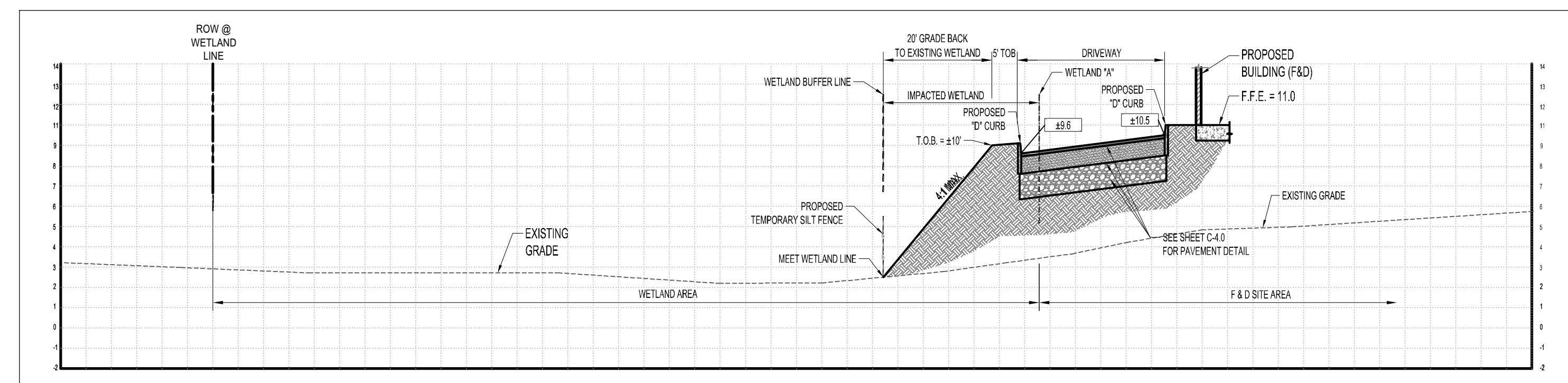
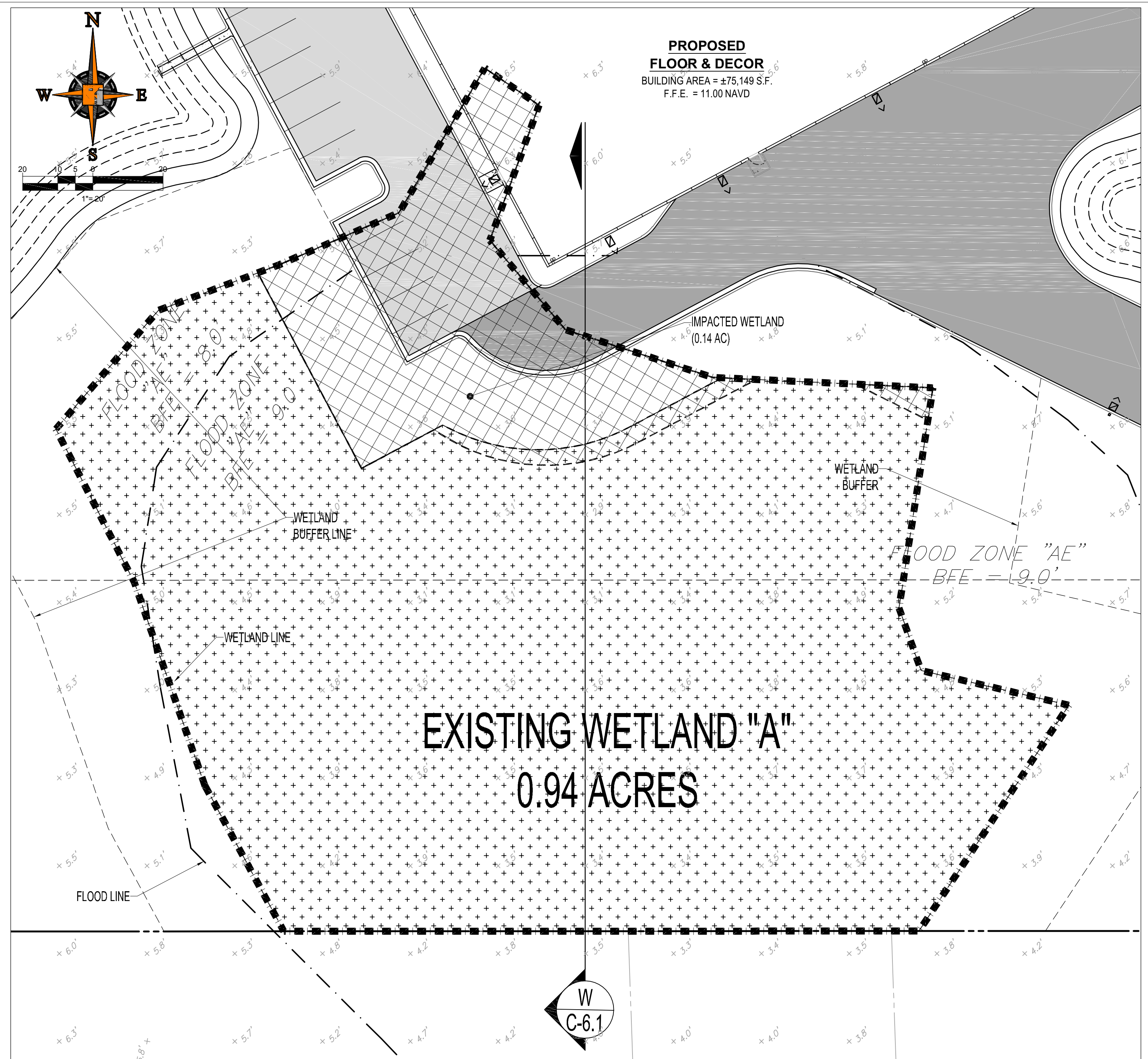
☐	Completed application for Public Hearing [34-202(a)(1)]
☐	Filing Fee - [34-201(d)]
☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
☐	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
☐	Additional Agents [34-202(a)(4)]
☐	Multiple Owners List (if applicable) [34-202(a)(2)]
☐	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
☐	Legal description (must submit one) [34-202(a)(5)]
☐	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☐	Boundary Survey (not required if platted lot) [34-202(a)(6)]
☐	Property Owners list (if applicable) [34-202(a)(8)]
☐	Property Owners map (if applicable) [34-202(a)(8)]
☐	Confirmation of Ownership/Title Certification [34-202(a)(7)]
☐	STRAP Numbers (if additional sheet is required) [34-203(a)(5)]
☐	List of Surrounding Property Owners [34-202(a)(9)]
☐	Map of Surrounding Property Owners [34-202(a)(9)]
☐	Mailing labels [34-202(a)(9)]
☐	List of Zoning Resolutions and Approvals
☐	Summary of Public Informational Session (if applicable)
☐	Waivers from Application Submission Requirements [34-201(c)]
☐	Reason(s) for Request [34-202(b)(3)]
☐	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
☐	Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
☐	Information Regarding Proposed Blasting (if applicable)
☐	Mobile Home Dislocated Owners Information (if applicable) [34-202(b)(4)]
☐	Tall Structures Permit (if applicable) [34-1108]

Jun 27, 2023 at
North



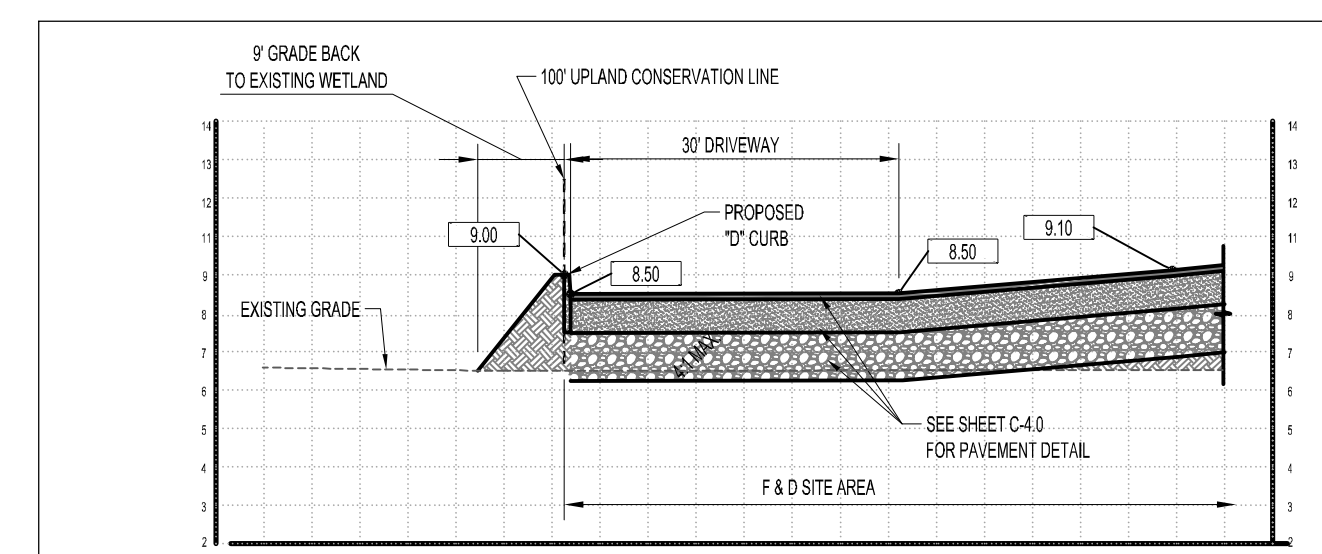






SECTION W

SCALE: H. 1" = 20' - V. 1" = 2'



SECTION Y
SCALE: H. 1" = 20' - V. 1" = 2'

PROPERTY LINE

PROPOSED BUILDING

WETLAND AREA

IMPACTED WETLAND AREA

WETLAND IMPACTED : 0.14 AC

C-6.1

Julia Burroughs

From: Alam, Md Rakibul <MAlam@leegov.com>
Sent: Thursday, September 21, 2023 11:06 AM
To: Eddie McDonald
Subject: RE: Floor & Decor - N Fort Myers/Cape Coral - Lee Cty DOT

Hi Eddie,

I've discussed the proposed driveway alignment with LCDOT staff. Despite some misalignment with the opposite driveway, they are comfortable with the south-side driveway to Barrett Road. Please feel free to reach out if you have any questions.

Thank you.

Best regards,
Rakib

Md Rakibul Alam, Ph.D. | Senior Transportation Planner
Department of Transportation



Phone: (239) 533-8791

Email: malam@leegov.com

Website: www.leegov.com/dcd

Address: 1500 Monroe St, Fort Myers, FL 33901

Connect With Us On Social Media



From: Eddie McDonald <emcdonald@Thomaseg.com>
Sent: Tuesday, September 12, 2023 10:42 AM
To: Alam, Md Rakibul <MAlam@leegov.com>
Cc: Ted Treesh (tbt@trtrans.net) <tbt@trtrans.net>; Julia Burroughs <jburroughs@thomaseg.com>; John Eversberg <jeversberg@centerpoint-is.com>; Evans, Marcus <MEvans@leegov.com>; Yury Bykau <yury@trtrans.net>
Subject: [EXTERNAL] RE: Floor & Decor - N Fort Myers/Cape Coral - Lee Cty DOT

Rakib,
See attached site plan per our conversation today.

Edward M. McDonald, PE
Principal
Thomas Engineering Group
(954) 383-3218 (c)
(813) 379-4100 (o)

From: Eddie McDonald

Sent: Friday, September 8, 2023 11:07 AM

To: Alam, Md Rakibul <MAlam@leegov.com>

Cc: Ted Treesh (<tbt@trtrans.net> <tbt@trtrans.net>); Julia Burroughs <jburroughs@Thomaseg.com>; John Eversberg <jeversonberg@centerpoint-is.com>; Evans, Marcus <MEvans@leegov.com>; Yury Bykau <yury@trtrans.net>

Subject: RE: Floor & Decor - N Fort Myers/Cape Coral - Lee Cty DOT

Lets do Tuesday at 1030 am. I will send invite for all that are copied. Thank you.

Edward M. McDonald, PE
Principal
Thomas Engineering Group
(954) 383-3218 (c)
(813) 379-4100 (o)

From: Alam, Md Rakibul <MAlam@leegov.com>

Sent: Friday, September 8, 2023 10:47 AM

To: Eddie McDonald <emcdonald@Thomaseg.com>

Cc: Ted Treesh (<tbt@trtrans.net> <tbt@trtrans.net>); Julia Burroughs <jburroughs@thomaseg.com>; John Eversberg <jeversonberg@centerpoint-is.com>; Evans, Marcus <MEvans@leegov.com>

Subject: RE: Floor & Decor - N Fort Myers/Cape Coral - Lee Cty DOT

Hi Eddie,

I am available on the following dates next week:

Tuesday (9/12/23): 9 AM – 12 PM, 2 PM – 3:30 PM

Wednesday (9/13/23): 10 AM – 12 PM, 2 PM – 3:30 PM

Friday (9/15/23): 8:30 AM – 10 AM

Please let me know if you have any questions.

Best regards,
Rakib

Md Rakibul Alam, Ph.D. | Senior Transportation Planner
Department of Transportation



Phone: (239) 533-8791

Email: malam@leegov.com

Website: www.leegov.com/dcd

Address: 1500 Monroe St, Fort Myers, FL 33901

Connect With Us On Social Media



From: Eddie McDonald <emcdonald@Thomaseg.com>

Sent: Friday, September 8, 2023 10:37 AM

To: Alam, Md Rakibul <MAlam@leegov.com>

Cc: Ted Treesh (tbt@trtrans.net) <tbt@trtrans.net>; Julia Burroughs <jburroughs@thomaseg.com>; John Eversberg <jeversonberg@centerpoint-is.com>; Evans, Marcus <MEvans@leegov.com>

Subject: [EXTERNAL] RE: Floor & Decor - N Fort Myers/Cape Coral - Lee Cty DOT

Rakib,

What times work for next week? Sorry we were not able to connect this week. Name the time and I will be on it next week. Thank you.

Edward M. McDonald, PE
Principal
Thomas Engineering Group
(954) 383-3218 (c)
(813) 379-4100 (o)

From: Alam, Md Rakibul <MAlam@leegov.com>

Sent: Wednesday, September 6, 2023 3:58 PM

To: Eddie McDonald <emcdonald@Thomaseg.com>

Cc: Ted Treesh (tbt@trtrans.net) <tbt@trtrans.net>; Julia Burroughs <jburroughs@thomaseg.com>; John Eversberg <jeversonberg@centerpoint-is.com>; Evans, Marcus <MEvans@leegov.com>

Subject: RE: Floor & Decor - N Fort Myers/Cape Coral - Lee Cty DOT

Hi Eddie,

I hope you are doing well. I'm available for a meeting tomorrow (09/07) from 8 AM to 12:30 PM and on Friday (09/08) from 8 AM to 10:30 AM.

Feel free to reach out if you have any questions.

Best regards,
Rakib

Md Rakibul Alam, Ph.D. | Senior Transportation Planner
Department of Transportation



Phone: (239) 533-8791

Email: malam@leegov.com

Website: www.leegov.com/dcd

Address: 1500 Monroe St, Fort Myers, FL 33901

Connect With Us On Social Media



From: Eddie McDonald <emcdonald@Thomaseg.com>

Sent: Friday, September 1, 2023 9:10 AM

To: Alam, Md Rakibul <MAlam@leegov.com>; Evans, Marcus <MEvans@leegov.com>

Cc: Ted Treesh (tbt@trtrans.net) <tbt@trtrans.net>; Julia Burroughs <jburroughs@thomaseg.com>; John Eversberg

<jeversberg@centerpoint-is.com>

Subject: [EXTERNAL] RE: Floor & Decor - N Fort Myers/Cape Coral - Lee Cty DOT

Rakibul,

Please let us know the next available date and time or a few different dates that Ted and I could schedule a meeting with you to discuss the TIS.

Edward M. McDonald, PE
Principal
Thomas Engineering Group
(954) 383-3218 (c)
(813) 379-4100 (o)

From: Evans, Marcus <MEvans@leegov.com>

Sent: Friday, September 1, 2023 7:29 AM

To: Eddie McDonald <emcdonald@Thomaseg.com>

Cc: Alam, Md Rakibul <MAlam@leegov.com>

Subject: RE: Floor & Decor - N Fort Myers/Cape Coral - Lee Cty DOT

Eddie,

Thanks for the note.

In reviewing your e-mail, it appears that you wish to meet to discuss a traffic study methodology for a future zoning case. If this is true, please coordinate a meeting with Rakib Alam as he reviews our zoning traffic studies. I've copied him on this e-mail so you have his contact information and he is aware of the case. If you wish to discuss the methodology for a development order traffic study, please let me know as I'm generally involved in these reviews.

If you have further questions regarding the above, please feel free to contact me. Thanks.

Marcus

Marcus Evans
Lee County Department of Community Development
(239) 533-8355

From: Eddie McDonald <emcdonald@Thomaseg.com>

Sent: Tuesday, August 29, 2023 11:06 AM

To: Sutitarnnontr, Pakorn <PSutitarnnontr@leegov.com>; Evans, Marcus <MEvans@leegov.com>

Cc: Julia Burroughs <jburroughs@thomaseg.com>; Ted Treesh (tbt@trtrans.net) <tbt@trtrans.net>

Subject: [EXTERNAL] Floor & Decor - N Fort Myers/Cape Coral - Lee Cty DOT

Parkorn & Marcus,

Good morning,

We are working on a proposed floor and decor commercial project at the swc of pine island and Barrett road. We had a Pre app meeting with county staff on 5-4-2023 and FDOT staff on 5-9/23. We would like to have an additional meeting with Lee County DOT staff. The planner at the county has stated that we need to submit for a PUD instead of straight rezoning. A TIS is required and we would like to go thru methodology with you. Ted Treesh is the traffic engineer. FDOT meeting was held as well and no access to pine island is allowed. Attached is our most recent site plan. Thank you.

Edward M. McDonald, PE
Principal



THOMAS ENGINEERING GROUP

1502 W. Fletcher Ave., Suite 101
Tampa, FL 33612

P: 813-379-4100 (Tampa)

P: 954-202-7000 (Ft. Lauderdale)

C: 954-383-3218

E: emcdonald@thomaseg.com

www.ThomasEngineeringGroup.com

Click for [VCARD](#):

Receive updates from Lee County Government by [subscribing to our newsletter](#)

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVENUE, SUITE 101
TAMPA, FL 33612
P: 813-379-4100
WWW.THOMASENGINEERINGGROUP.COM

PROJECT NAME: Floor & Décor - Cape Coral

TEG Project ID No. FT230008

Offsite Improvements - Bus Stop

NE Pine Island Rd

ROAD & DRAINAGE CONSTRUCTION

	Quantity	Unit	Unit Cost	Line Cost
Concrete Pad 12' x 50'	30	SY	\$100.00	\$3,000.00
Clearing and Grubbing	1	EA	\$1,000.00	\$1,000.00
Bike Rack	1	EA	\$500.00	\$500.00
Maintenance of Traffic	2	DA	\$1,500.00	\$3,000.00
Type E Curb	30	LF	\$37.00	\$1,110.00
Asphalt	100	SY	\$55.00	\$5,500.00
Design of Bus Stop	1	EA	\$2,000.00	\$2,000.00

TOTAL PROJECT COST \$16,110.00

Notes:

Cost Estimates based on Statewide FDOT historical costs

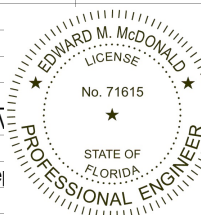
Competitive bidding process may result in different actual costs.

Assumption of 12x50 w/ 25 foot tapers for bus stop.

Cost Estimate does not include: testing fees, consulting fees, demo,
& Application fees

Edward M

Date Pre



Digitally signed by Edward M
McDonald

DN: c=US, o=THOMAS

ENGINEERING GROUP LLC,

dnQualifier=Ed M McDonald

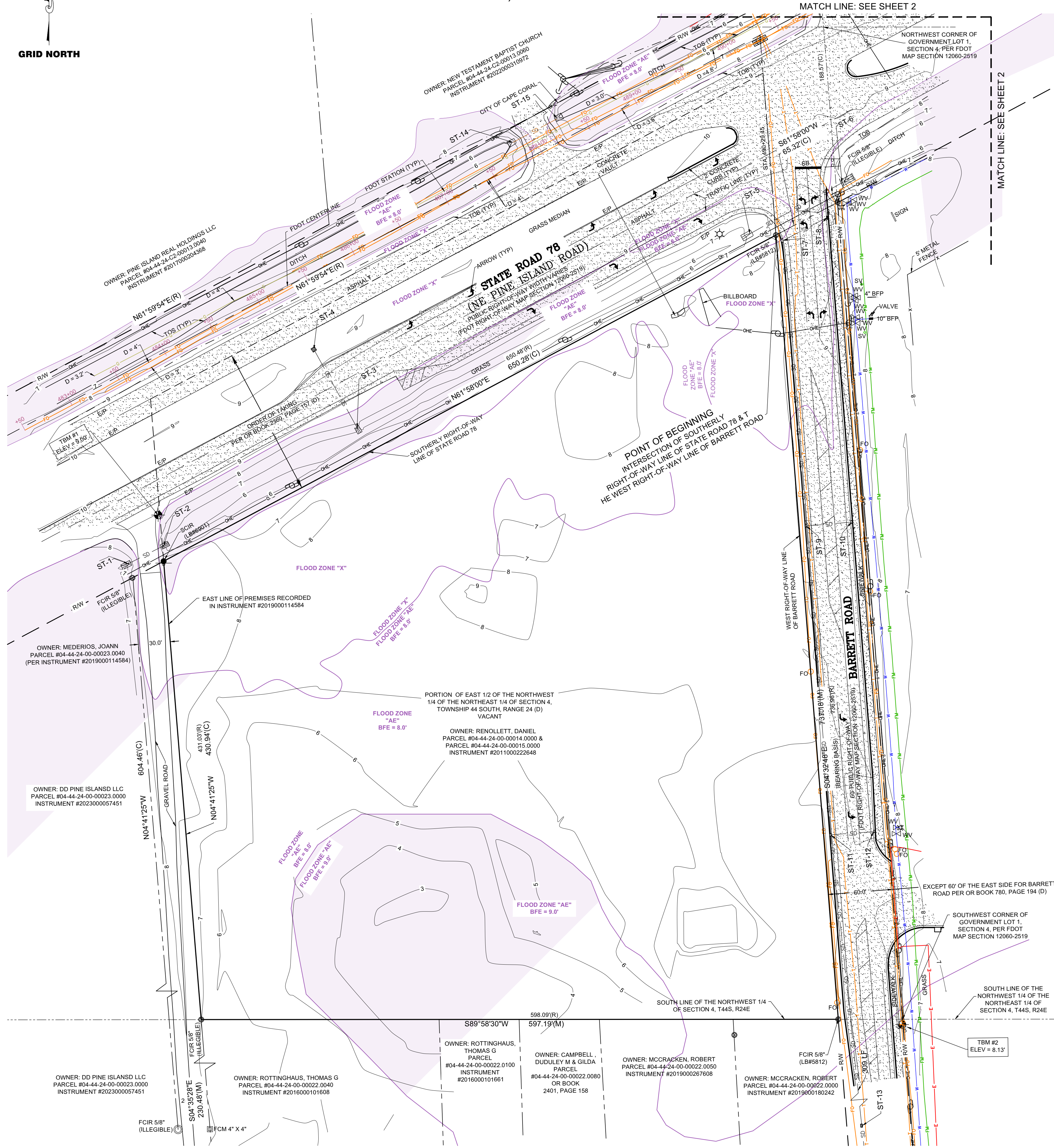
ACE0E8D20000736B, cn=Edward

M McDonald 11/30/2023

Date: 2023.12.04 16:11:23 -05'00'

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

GRID NORTH



SURVEYOR'S NOTES:

- THIS BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE 2/23/2021).
- ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING SURVEYOR AND MAPPER IS PROHIBITED WITHOUT WRITTEN CONSENT FROM KCI TECHNOLOGIES, INC.
- ELEVATIONS SHOWN ON THIS SURVEY ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON THE GPS OBSERVATIONS USING THE TRIMBLE VRS NETWORK AT THE TIME OF THE SURVEY. TEMPORARY BENCHMARKS (TBM) SHOWN ON THE SURVEY ARE DESCRIBED AS FOLLOWS:
TBM #1: SET IRON ROD, LB#6901. ELEVATION = 9.00'.
TBM #2: SET IRON ROD, LB#6901. ELEVATION = 8.13'.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH STATE PLANE COORDINATE SYSTEM, FLORIDA WEST (NGS ZONE 902). THE WEST RIGHT-OF-WAY LINE OF BARRETT ROAD BEARS SOUTH 04°32'48" EAST.
- THE ADDRESS OF THE SURVEYED PROPERTY IS 2800 NE PINE ISLAND ROAD, FORT MYERS FLORIDA.
- THE SUBJECT PROPERTY CONTAINS 7.999 ACRES (348,040 SQUARE FEET) OF LAND, MORE OR LESS, AS SURVEYED.
- THE CLOSURE PRECISION OF THE LEGAL DESCRIPTION PROVIDED IN EXHIBIT 'A' OF THE TITLE COMMITMENT REFERENCED BELOW AND AS SHOWN HEREON CANNOT BE CALCULATED AS WRITTEN THE BOUNDARY OF THE SURVEYED PREMISES FORMS A MATHEMATICALLY CLOSED FIGURE.
- THE SURVEYED PROPERTY SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. #FL252303023JC/230545ATL.
- THE SUBJECT PROPERTY ADJUTS BARRETT ROAD AND STATE ROAD 78 (NE PINE ISLAND ROAD) WITH NO GAPS OR GORES.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 12071C 0266 G WITH AN EFFECTIVE DATE OF 9/11/2022, A PORTION OF THE PROPERTY SHOWN ON THIS SURVEY LIES WITHIN ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) AND A PORTION IN ZONE 'AE' (BASE FLOOD ELEVATION 8.0' AND 9.0'). THE FLOOD ZONE SHOWN ON THE SURVEY IS TAKEN FROM GIS INFORMATION AVAILABLE ON THE FEMA WEB PAGE AND IS NOT SURVEYED LINE.
- THERE WAS NO OBSERVED EVIDENCE OF THE USE OF THE PROPERTY AS A CEMETERY OR BURIAL GROUND.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETE ON APRIL 24, 2023 UPDATED MAY 17, 2023.
- A ZONING REPORT WAS NOT PROVIDED PRIOR TO START OF SURVEY.
- THE SURVEYOR WAS NOT MADE AWARE OF ANY PROPOSED WIDENING OF EXISTING STREET RIGHTS-OF-WAY ADJACENT TO THE SUBJECT PROPERTY.
- THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY. IT APPEARS THAT DIRT WAS BEING TAKEN FROM THE STOCK PILE SHOWN ON THE SURVEY.
- THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON LOCATION OF SURFACE MARKINGS MADE BY KCI TECHNOLOGIES, INC. AT THE TIME OF SURVEY.
- PRINTED COPIES OF THIS SURVEY ARE NOT CONSIDERED VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID WITHOUT AN ELECTRONIC SIGNATURE AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.
- FOR USE IN PREPARING THIS SURVEY, KCI WAS PROVIDED ALTA COMMITMENT FILE NO. #FL252303023JC/230545ATL. WITH A COMMITMENT DATE OF OCTOBER 11, 2023 AT 8:00 A.M. PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. EXCEPTIONS LISTED IN SCHEDULE B OF THE COMMITMENT ARE NOTED ALONG WITH OPINION BY SURVEYOR IN BOLD AS FOLLOWS:
ITEM #7 - LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990 IN OFFICIAL RECORDS BOOK 2189, PAGE 3281, WHICH ESTABLISHES MANDATORY GARBAGE AND SOLID WASTE COLLECTION AND ASSESSMENTS, AS AMENDED BY LEE COUNTY ORDINANCE NO. 86-38 RECORDED NOVEMBER 30, 1990 IN OFFICIAL RECORDS BOOK 2189, PAGE 3334, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY IS BLANKET IN NATURE AND AS SUCH CANNOT BE SHOWN GRAPHICALLY ON THE SURVEY.

STORM STRUCTURE TABLE

ST-1 MES 18" RCP INVERT ELEV = 5.74'	(S) 15" RCP INVERT ELEV = 1.55' (E) 15" RCP INVERT ELEV = 1.32' BOTTOM ELEV = 1.07'
ST-2 MES 18" RCP INVERT ELEV = 5.63'	ST-10 CURB INLET GRATE ELEV = 8.44' (W) 15" RCP INVERT ELEV = 1.45' BOTTOM ELEV = 1.34'
ST-3 MES 18" RCP INVERT ELEV = 5.90'	ST-11 CURB INLET GRATE ELEV = 7.37' (N) 15" RCP INVERT ELEV = 0.95' (S) 15" RCP INVERT ELEV = 0.83' (E) 15" RCP INVERT ELEV = 0.53'
ST-4 GRATE INLET GRATE ELEV = 8.38' (S) 18" RCP INVERT ELEV = 5.93'	ST-12 CURB INLET GRATE ELEV = 8.22' (W) 15" RCP INVERT ELEV = 1.30' BOTTOM ELEV = 1.00'
ST-5 MES 18" RCP INVERT ELEV = 6.24'	ST-13 CURB INLET GRATE ELEV = 7.00' (S) 15" RCP INVERT ELEV = 0.16' (N) 15" RCP INVERT ELEV = 0.13' (E) 15" RCP INVERT ELEV = 0.32' BOTTOM ELEV = -0.23'
ST-6 MES 18" RCP INVERT ELEV = 5.98'	ST-14 MES 18" RCP INVERT ELEV = 5.72'
ST-7 CURB INLET GRATE ELEV = 8.34' (S) 15" RCP INVERT ELEV = 2.38' (E) 15" RCP INVERT ELEV = 1.85' BOTTOM ELEV = 1.73'	ST-15 MES 18" RCP INVERT ELEV = 5.79'
ST-8 CURB INLET GRATE ELEV = 8.80' (W) 15" RCP INVERT ELEV = 2.04' BOTTOM ELEV = 2.10'	
ST-9 CURB INLET GRATE ELEV = 7.94' (N) 15" RCP INVERT ELEV = 1.73'	

CERTIFICATION:
FIDELITY NATIONAL TITLE INSURANCE COMPANY; FLOOR AND DECOR OUTLETS OF AMERICA INC. A DELAWARE CORPORATION AND DANIEL RENOLLETT

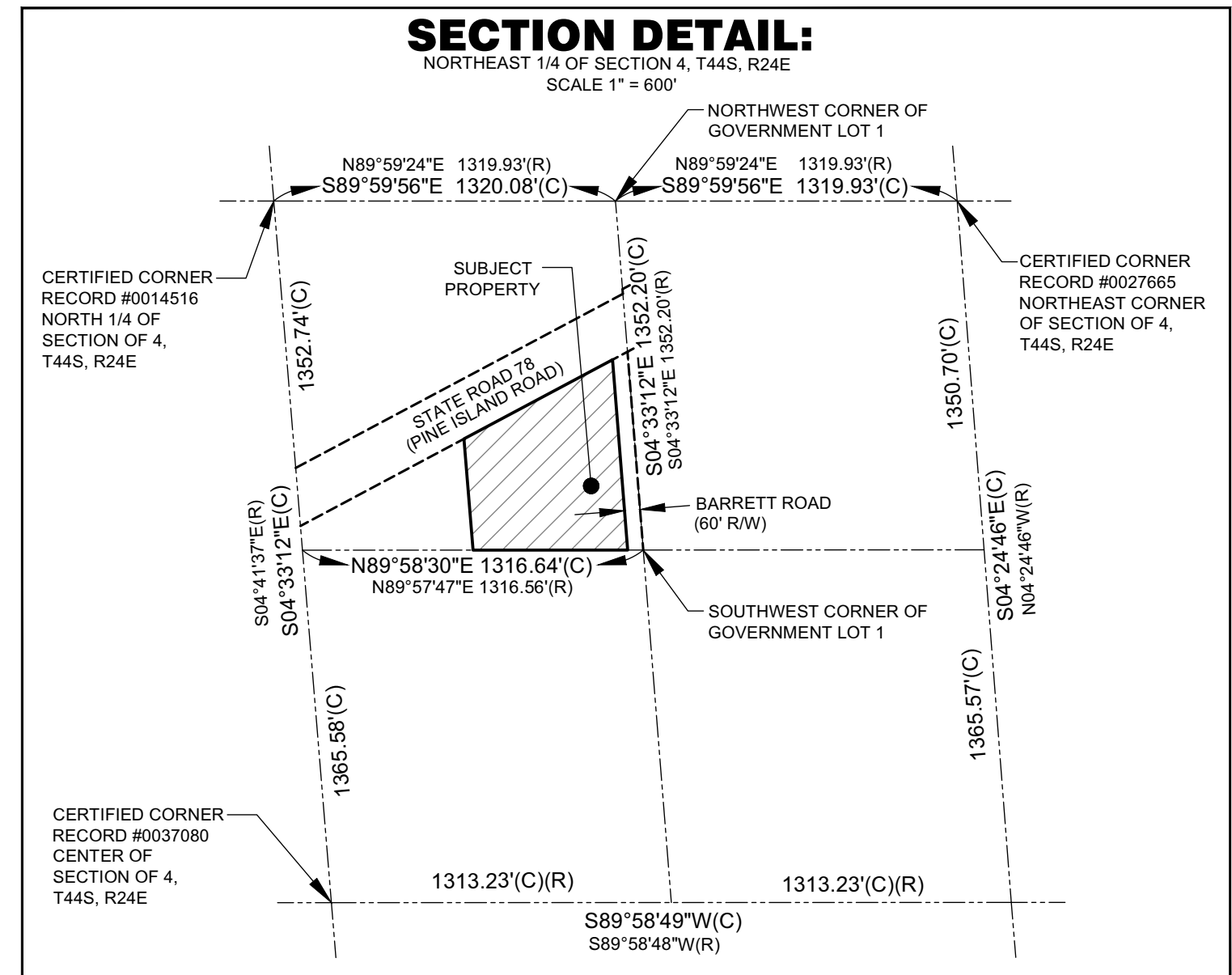
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B, 8, 9, 11B, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 24, 2023.

DATE OF PLAT OR MAP: NOVEMBER 16, 2023.

Digitally signed by
Matthew C Boone
Date: 2023.11.16
16:51:35 -05'00'

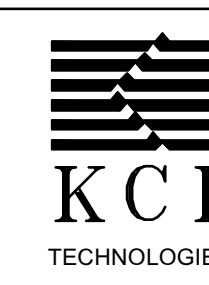
MATTHEW BOONE
EMAIL: MATTHEW.BOONE@KCI.COM
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER NO. 7414

REV#	REVISION	DATE
0	ISSUED	4/27/23
1	ADDED EXPANDED TOPO AREA	5/24/23
2	ADDED PARCEL LINES	5/30/23
3	ADDED SPOT SHOTS	6/6/23
4	CLIENT COMMENTS	10/26/23
5	ADDED SURVEYOR'S SIGNATURE	11/16/23
6	DESCRIPTION	



LEGEND

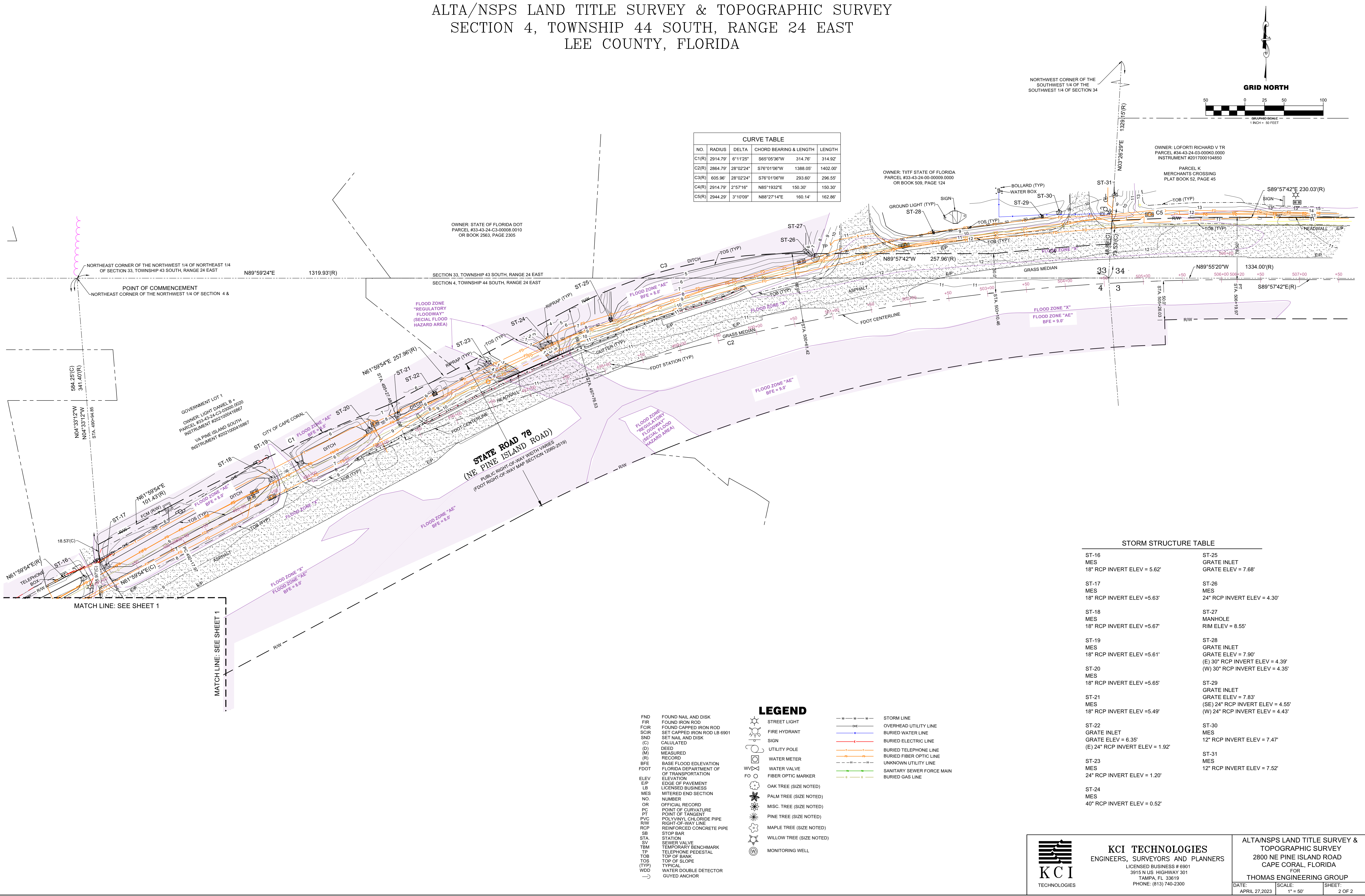
- STREET LIGHT
- FIRE HYDRANT
- SIGN
- UTILITY POLE
- WATER METER
- WATER VALVE
- FIBER OPTIC MARKER
- OAK TREE (SIZE NOTED)
- PALM TREE (SIZE NOTED)
- MISC. TREE (SIZE NOTED)
- PINE TREE (SIZE NOTED)
- MAPLE TREE (SIZE NOTED)
- WILLOW TREE (SIZE NOTED)
- MONITORING WELL
- WATER DOUBLE DETECTOR
- GUYED ANCHOR
- STORM LINE
- BURIED UTILITY LINE
- OVERHEAD WATER LINE
- BURIED ELECTRIC LINE
- BURIED TELEPHONE LINE
- BURIED FIBER OPTIC LINE
- UNKNOWN UTILITY LINE
- SANITARY SEWER FORCE MAIN
- LIED GAS LINE



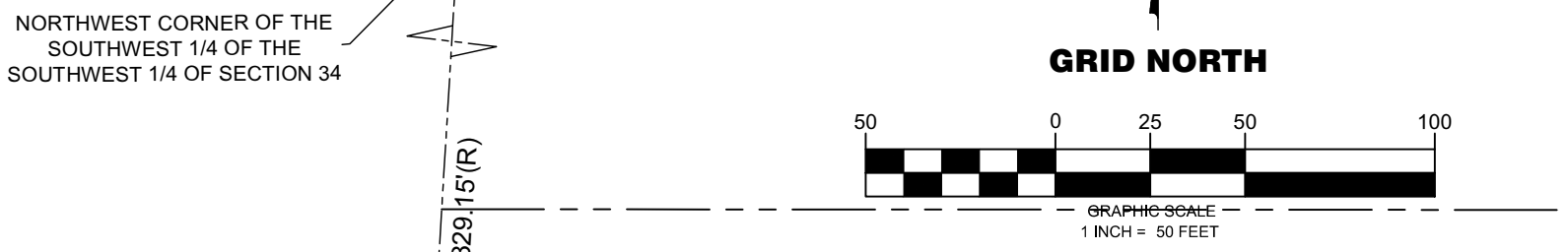
KCI TECHNOLOGIES
ENGINEERS, SURVEYORS AND PLANNERS
LICENSED BUSINESS # 6901
3915 N US HIGHWAY 301
TAMPA, FL 33619
PHONE: (813) 740-2300

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
2800 NE PINE ISLAND ROAD
CAPE CORAL, FLORIDA
THOMAS ENGINEERING GROUP
DATE: APRIL 27, 2023 SCALE: 1" = 50' SHEET: 1 OF 2

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



CURVE TABLE				
NO.	RADIUS	DELTA	CHORD BEARING & LENGTH	LENGTH
C1(R)	2914.79'	6°11'25"	S85°05'36"W 314.76'	314.92'
C2(R)	2864.79'	26°02'24"	S76°01'06"W 1388.05'	1402.00'
C3(R)	605.96'	26°02'24"	S76°01'06"W 293.60'	296.55'
C4(R)	2914.79'	2°57'16"	N85°19'32"E 150.30'	150.30'
C5(R)	2944.29'	3°10'09"	N88°27'14"E 160.14'	162.86'



STORM STRUCTURE TABLE	
ST-16 MES 18" RCP INVERT ELEV = 5.62'	ST-25 GRATE INLET GRATE ELEV = 7.68'
ST-17 MES 18" RCP INVERT ELEV = 5.63'	ST-26 MES 24" RCP INVERT ELEV = 4.30'
ST-18 MES 18" RCP INVERT ELEV = 5.67'	ST-27 MANHOLE RIM ELEV = 8.55'
ST-19 MES 18" RCP INVERT ELEV = 5.61'	ST-28 GRATE INLET GRATE ELEV = 7.90' (E) 30" RCP INVERT ELEV = 4.39' (W) 30" RCP INVERT ELEV = 4.35'
ST-20 MES 18" RCP INVERT ELEV = 5.65'	ST-29 GRATE INLET GRATE ELEV = 7.83' (SE) 24" RCP INVERT ELEV = 4.55' (W) 24" RCP INVERT ELEV = 4.43'
ST-21 MES 18" RCP INVERT ELEV = 5.49'	ST-30 MES 12" RCP INVERT ELEV = 7.47'
ST-22 GRATE INLET GRATE ELEV = 6.35' (E) 24" RCP INVERT ELEV = 1.92'	ST-31 MES 12" RCP INVERT ELEV = 7.52'
ST-23 MES 24" RCP INVERT ELEV = 1.20'	
ST-24 MES 40" RCP INVERT ELEV = 0.52'	

LEGEND	
FND FIR FCIR SCIR SND (C) (D) (M) (R) BFE FDOT ELEV E/P LB MES NO. OR PC PT PVC RW RCP SB STA. SV TBM TP TOB TOS (TYP) WDD (—)	FOUND NAIL AND DISK FOUND IRON ROD FOUND CAPPED IRON ROD SET CAPPED IRON ROD LB 6901 SET NAIL AND DISK CALCULATED DEED MEASURED RECORD BASE FLOOD ELEVATION FLORIDA DEPARTMENT OF TRANSPORTATION ELEVATION EDGE OF PAVEMENT LICENSED BUSINESS MITERED END SECTION NUMBER OFFICIAL RECORD POINT OF CURVATURE POINT OF TANGENT POLYVINYL CHLORIDE PIPE RIGHT-OF-WAY LINE REINFORCED CONCRETE PIPE STOP BAR STATION SEWER VALVE TEMPORARY BENCHMARK TELEPHONE PEDESTAL TOP OF BANK TOP OF SLOPE TYPICAL WATER DOUBLE DETECTOR GUYED ANCHOR
WVD FO OAK TREE (SIZE NOTED) MISC. TREE (SIZE NOTED) PINE TREE (SIZE NOTED) MAPLE TREE (SIZE NOTED) WILLOW TREE (SIZE NOTED) MONITORING WELL	STREET LIGHT FIRE HYDRANT SIGN UTILITY POLE WATER METER WATER VALVE FIBER OPTIC MARKER OAK TREE (SIZE NOTED) MISC. TREE (SIZE NOTED) PINE TREE (SIZE NOTED) MAPLE TREE (SIZE NOTED) WILLOW TREE (SIZE NOTED) MONITORING WELL
STORM LINE OVERHEAD UTILITY LINE BURIED WATER LINE BURIED ELECTRIC LINE BURIED TELEPHONE LINE BURIED FIBER OPTIC LINE UNKNOWN UTILITY LINE SANITARY SEWER FORCE MAIN BURIED GAS LINE	STORM LINE OVERHEAD UTILITY LINE BURIED WATER LINE BURIED ELECTRIC LINE BURIED TELEPHONE LINE BURIED FIBER OPTIC LINE UNKNOWN UTILITY LINE SANITARY SEWER FORCE MAIN BURIED GAS LINE

KCI TECHNOLOGIES
ENGINEERS, SURVEYORS AND PLANNERS
LICENSED BUSINESS # 6901
3915 N US HIGHWAY 301
TAMPA, FL 33619
PHONE: (813) 740-2300

ALTA/NSPS LAND TITLE SURVEY &
TOPOGRAPHIC SURVEY
2800 NE PINE ISLAND ROAD
CAPE CORAL, FLORIDA

THOMAS ENGINEERING GROUP

DATE: APRIL 27, 2023
SCALE: 1" = 50'
SHEET: 2 OF 2

PROTECTED SPECIES SURVEY REPORT

PROPOSED FLOOR & DÉCOR

2800 Northeast Pine Island Drive
North Fort Myers, Lee County, Florida

PREPARED FOR

Mr. Johnathan Eversberg
Development Manager II
Centerpoint Integrated Solutions
1626 Cole Boulevard, Suite 125
Lakewood, CO 80401

PREPARED BY

PACSCON GeoEnvironmental, Inc.
4517 George Road, Suite 220
Tampa, FL 33634

December 4, 2023
PACSCON No. 2023-1841

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1.0 INTRODUCTION

The Floor & Décor project site lies within unincorporated Lee County in North Fort Myers, Florida. It is located approximately 0.70 mile west of US 41 on the south side of Pine Island Road. The 8.45-acre project is located within Section 04, Township 44 South, and Range 24 East. More specifically, the Lee County Property Appraiser identifies that the project consists of STRAP numbers 04-44-24-00-00015.0000 (± 1.0 acre) and 04-44-24-00-00014.0000 (7.45 acres).

Figures within this submittal include a site location map (**Figure 1**), a wetland limits map (**Figure 2**), a Florida Land Use and Cover Classification System (FLUCFCS) and protected species survey map (**Figure 3**), and a soils map (**Figure 4**). Photographs of the project area are included as **Appendix A**. The Florida Natural Areas Inventory (FNAI) Biodiversity Matrix Query Results and U.S. Fish and Wildlife Service (FWS) Environmental Conservation Online System (IPaC) results are included as **Appendices B and C**, respectively.

The proposed project is composed of a Floor & Décor retail center and associated parking and infrastructure.

2.0 EXISTING CONDITIONS

This site is a vacant wooded parcel in an urban area of North Fort Myers, Florida. There are three different FLUCFCS areas. Vegetation within each area is detailed below.

FLUCFCS 411 – Pine Flatwood

Upland vegetative cover within this portion of the site consists primarily of *Pinus elliottii* (slash pine) and dense *Serenoa repens* (saw palmetto).

FLUCFCS 414 – Pine - Mesic Oak

Upland vegetative cover within this portion of the site consists primarily of the mesic oak species *Quercus virginiana* (live oak) and *Quercus laurifolia* (laurel oak). Additional vegetation found within this habitat includes *Sabal palmetto* (cabbage palm), slash pine, *Vitis rotundifolia* (muscadine) vines, saw palmetto, and *Schinus terebinthifolius* (Brazilian pepper tree).

FLUCFCS 617 – Mixed Wetland Hardwoods (Wetland A)

Wetland A is a state jurisdictional wetland. It is isolated and therefore is not federally jurisdictional. Vegetative cover within the wetland consists of laurel oak, *Acer rubrum* (red maple), *Woodwardia* spp (chainfern), *Salix caroliniana* (Carolina willow), *Cephalanthus occidentalis* (buttonbush), and *Persicaria* spp. (smartweed). The wetland also contained some nuisance vegetation consisting of Brazilian pepper tree.



TABLE 2-1 – VEGETATION ASSOCIATIONS & ACREAGES

FLUCFCS Code	Description	Acreage	Jurisdictional Status
411	Pine Flatwoods	3.05 AC	N
414	Pine – Mesic Oak	4.46 AC	N
617	Mixed Wetland Hardwoods	0.94 AC	S WL
TOTAL		8.45 AC	

NOTES:

N – non-jurisdictional

S WL – State jurisdictional wetland

The soils within the majority of the project site have been mapped as Immokalee sand, 0 to 2 percent slopes (28), Immokalee sand-Urban land complex, 0 to 2 percent slopes (36), Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes (102), and Oldsmar sand-Urban land, 0 to 2 percent slopes (125). A soils maps is attached as **Figure 4**.

3.0 SURVEY METHODS

The Protected Species Survey (PSS) was conducted in accordance with the Lee County Land Development Code, Chapter 10, Article 3, Division 8 (Protection of Habitat). The PSS included field surveys and a literature review. The field survey was conducted on June 7, 2023, utilizing pedestrian transects which were performed in all vegetation associations (FLUCFCS). The FLUCFCS and Protected Species Survey Map, **Figure 3**, depicts the approximate survey transect locations. The distances between the transects were established to cover a minimum of 80% of each habitat within the project area and were approximately 15-30 feet apart.

4.0 WILDLIFE UTILIZATION

A desktop analysis using the U.S. Fish and Wildlife Service (FWS) Environmental Conservation Online System (IPaC) indicated twelve listed threatened and endangered species that could potentially be found within the project area including the *Laterallus jamaicensis* ssp. *jamaicensis* (eastern black rail), *Mycteria americana* (wood stork), *Drymarchon corais couperi* (Eastern indigo snake), *Eumops floridanus* (Florida Bonneted bat), *Puma* (=Felis) *concolor coryi* (Florida panther), *Puma* (=Felis) *concolor* (puma), *Polyborus plancus audubonii* (crested caracara), *Calidris canutus rufa* (red knot), *Picoides borealis* (red cockaded woodpecker), *Alligator mississippiensis* (American alligator), *Crocodylus acutus* (American crocodile), and *Gopherus polyphemus* (gopher tortoise).

A desktop review of the Florida Natural Areas Inventory (FNAI) Florida Biodiversity Matrix Map indicated an additional four terrestrial threatened species, species of special concern, or species otherwise protected by the federal government and/or the state of Florida. These species include



Athene cunicularia floridana (Florida burrowing owl), *Grus canadensis pratensis* (Florida sandhill crane), *Apelocoma coerulescens* (Florida scrub jay), and *Rostrhamus sociabilis* (snail kite).

PACSCON completed a reconnaissance visit to the subject property on June 7, 2023. The gopher tortoise and Florida burrowing owl utilize burrows; however, neither type of burrow was observed within the site. The Florida burrowing owl utilizes large areas of low-lying grassy pasture areas which this project does not contain. There is no low-lying scrub oak habitat onsite which is utilized by the Florida scrub jay. The crested caracara utilizes wet prairies with cabbage palms which this project does not contain. Additionally, there is no marsh habitat for the wood stork, red knot, eastern black rail, or snail kite to utilize. The onsite wetland is a freshwater forested wetland with minimal open area.

The red cockaded woodpecker utilizes mature pine forest habitat which is found within approximately three acres of the project area. The Florida bonneted bat also utilizes forested areas. The FWS consultation key for the Florida bonneted bat keys out a limited roost survey is needed for this project. No bonneted bat or red-cockaded woodpecker surveys have been performed.

Although the bald eagle is not protected under the United States Endangered Species Act, it is protected under the federal Migratory Bird Act and Bald and Golden Eagle Act. According to the Florida Fish and Wildlife Conservation Commission (FWC) eagle nest locator, the nearest bald eagle nest is approximately 0.95 miles to the southeast of the site. Similarly, the FWS identifies the nearest active wood stork colony over five miles to the east of the subject property. These bald eagle nest and wood stork colony distances from the subject property are well outside of regulatory buffer requirements.

Table 4-1 is a summary of visibility, number, and total length of transects performed, and percentage of each habitat covered.

TABLE 4-1 – SUMMARY OF HABITAT SURVEY COVERAGE					
FLUCFCS Code	Total Area	Number of Transects	Transect Length	Average Visibility	Percent Coverage
411	3.05 AC	11	330-480 feet	20 feet	80
414	4.46 AC	8	620-717 feet	20 feet	80
617	0.94 AC	28	50 feet	20 feet	80
TOTAL	8.45 AC				

Based on the literature review, a compilation of federal and state protected species was developed. **Table 4-2** lists the potential state and federally protected species that could utilize the site.



TABLE 4-2 – POTENTIAL LEE COUNTY PROTECTED SPECIES

FLUCFCS Code	Description	Potential Protected Species
411	Pine Flatwoods	<i>Drymarchon corais couperi</i> (Eastern indigo snake), <i>Eumops floridanus</i> (Florida Bonneted bat), <i>Puma</i> (=Felis) <i>concolor coryi</i> (Florida panther), <i>Puma</i> (=Felis) <i>concolor</i> (puma), <i>Polyborus plancus audubonii</i> (crested caracara), <i>Picoides borealis</i> (red cockaded woodpecker), <i>Athene cunicularia floridana</i> (Florida burrowing owl), <i>Grus canadensis pratensis</i> (Florida sandhill crane), <i>Aphelocoma coerulescens</i> (Florida scrub jay), <i>Gopherus polyphemus</i> (gopher tortoise), <i>Calopogon multiflorus</i> (many-flowered grass-pink), <i>Centrosema Arenicola</i> (sand butterfly pea), <i>Deeringothamnus pulchellus</i> (beautiful pawpaw), <i>Linum carteri</i> var. <i>smallii</i> (Carter's flax), <i>Pteroglossaspis ecristata</i> (giant orchid), and <i>Schizachyrium niveum</i> (scrub bluestem).
414	Pine – Mesic Oak	<i>Drymarchon corais couperi</i> (Eastern indigo snake), <i>Eumops floridanus</i> (Florida Bonneted bat), <i>Puma</i> (=Felis) <i>concolor coryi</i> (Florida panther), <i>Puma</i> (=Felis) <i>concolor</i> (puma), <i>Polyborus plancus audubonii</i> (crested caracara), <i>Picoides borealis</i> (red cockaded woodpecker), <i>Athene cunicularia floridana</i> (Florida burrowing owl), <i>Grus canadensis pratensis</i> (Florida sandhill crane), <i>Aphelocoma coerulescens</i> (Florida scrub jay), <i>Gopherus polyphemus</i> (gopher tortoise), <i>Centrosema Arenicola</i> (sand butterfly pea), and <i>Schizachyrium niveum</i> (scrub bluestem).
617	Mixed Wetland Hardwoods	<i>Grus canadensis pratensis</i> (Florida sandhill crane), <i>Laterallus jamaicensis</i> ssp. <i>jamaicensis</i> (Eastern black rail), <i>Mycteria americana</i> (wood stork), <i>Alligator mississippiensis</i> (American alligator), <i>Crocodylus acutus</i> (American crocodile), <i>Rostrhamus sociabilis</i> (snail kite).

5.0 SURVEY RESULTS

No listed species were observed within the project limits. Wildlife that was observed included the *Cardinalis cardinalis* (northern cardinal) and various lizards.

TABLE 5-1 – SURVEY RESULTS

Protected Species	FLUCFCS Area	Present	Absent	Density
Animal Species				
Eastern indigo snake	411 and 414		X	0%
Florida bonneted bat	411 and 414		X	0%
Florida panther	411 and 414		X	0%
Crested caracara	411 and 414		X	0%



TABLE 5-1 – SURVEY RESULTS

<i>Protected Species</i>	<i>FLUCFCS Area</i>	<i>Present</i>	<i>Absent</i>	<i>Density</i>
Red cockaded woodpecker	411 and 414		X	0%
Florida burrowing owl	411 and 414		X	0%
Florida sandhill crane	411, 414, and 617		X	0%
Florida scrub jay	411 and 414		X	0%
Gopher tortoise	411 and 414		X	0%
Eastern black rail	617		X	0%
Wood stork	617		X	0%
American alligator (due to resemblance to American crocodile)	617		X	0%
American crocodile	617		X	0%
Snail kite	411, 414, and 617		X	0%
<i>Plant Species</i>				
Many-flowered grass-pink	411		X	0%
Sand butterfly pea	411, 414		X	0%
Beautiful pawpaw	411		X	0%
Carter's flax	411		X	0%
Giant orchid	411		X	0%
Scrub bluestem	411, 414		X	0%

6.0 REPORT REFERENCES

The following references were consulted during the preparation for this report:

- Audubon Florida's Eaglewatch. <https://cbop.audubon.org/conservation/about-eaglewatch-program>.
- Florida Department of Transportation. 2001. Florida Land Use, Cover and Forms Classification System (FLUCFCS).
- Florida Fish and Wildlife Conservation Commission, US Fish and Wildlife Service, Florida Natural Areas Inventory. Florida Wildlife Conservation Guide. Tallahassee; Version November 2011. Florida Natural Areas Inventory (FNAI) Biodiversity Matrix. <https://www.fnai.org/BiodiversityMatrix/index.html>.



*Protected Species Survey
Proposed Floor & Décor, North Ft. Myers, FL*

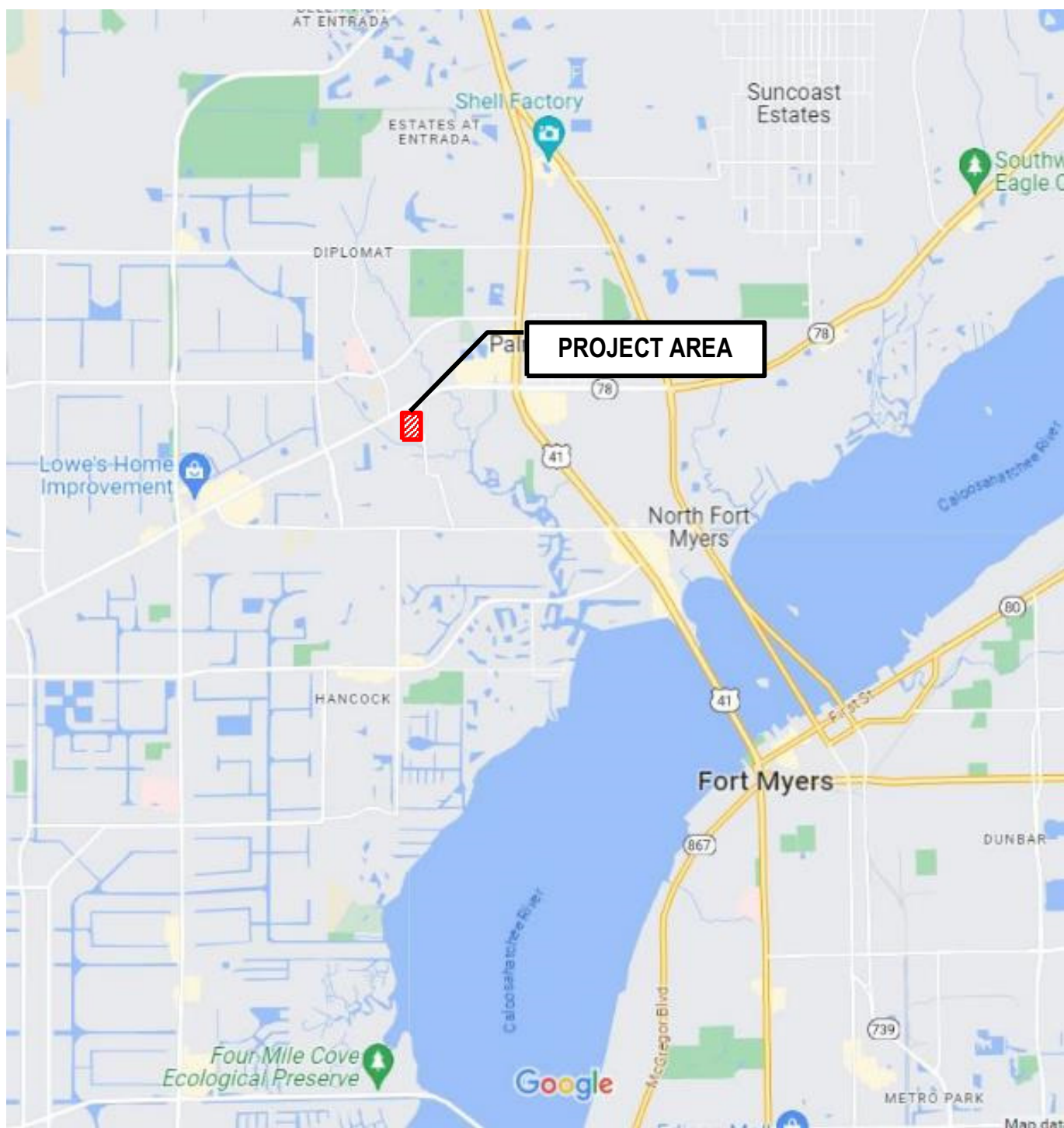
*December 4, 2023
PACSCON No. 2023-1841*

- U.S. Fish and Wildlife Service. Information for Planning and Consultation (iPac). <https://ipac.ecosphere.fws.gov>.
- U. S. Department of Agriculture, Natural Resources Conservation Service (NRCS). Soil Survey for Lee County, Florida.
- Florida Fish and Wildlife Conservation Commission. April 2008 (Revised July 2020). Gopher Tortoise Permitting Guidelines. Tallahassee, FL.





FIGURES

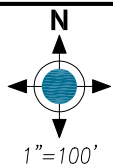


SITE LOCATION MAP
SOURCE: Google.com/maps



Floor & Decor
North Fort Myers, Florida
PACSCON Project No. 2023-1841

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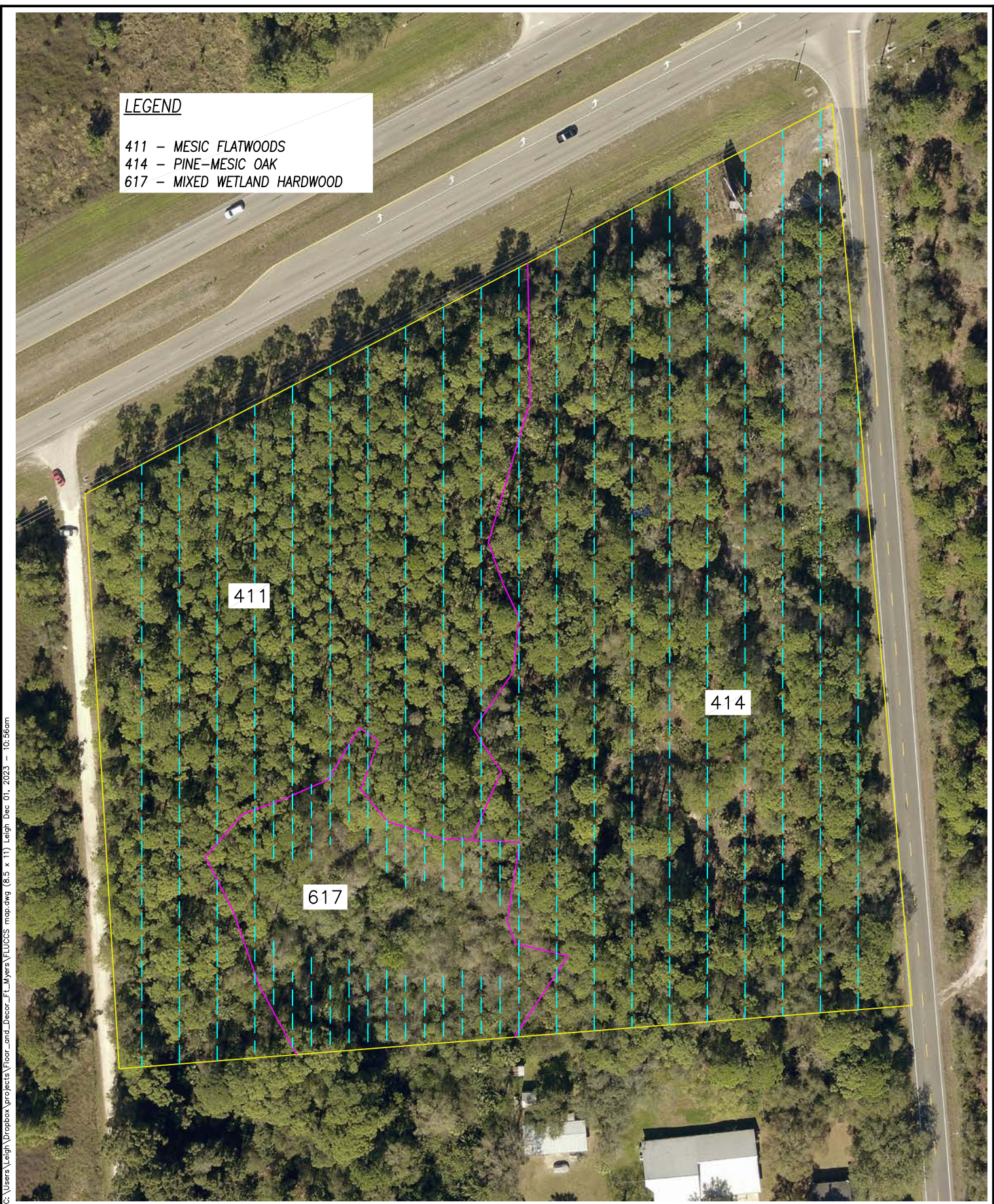


WETLAND LIMITS FLOOR AND DECOR

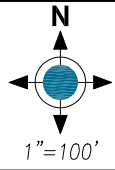
SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
04-44S-24E		LAA	09.22.2023	

LEGEND

411 - MESIC FLATWOODS
 414 - PINE-MESIC OAK
 617 - MIXED WETLAND HARDWOOD



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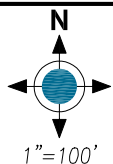
FLUCFCS AND PROTECTED SPECIES SURVEY MAP FLOOR AND DECOR

SEC TWP RGE 04-44S-24E	JOB NUMBER	DRAWN BY LAA	DATE 09.22.2023	SHEET
---------------------------	------------	-----------------	--------------------	-------

LEGEND

- 28 - Immokalee sand, 0 to 2 percent slopes
102 - Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes
125 - Oldsmar sand-Urban land, 0 to 2 percent slopes

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SOILS MAP FLOOR AND DECOR

SEC TWP RGE
04-44S-24E

JOB NUMBER

DRAWN BY
LAA

DATE
09.22.2023

SHEET



APPENDIX A

PHOTOGRAPHIC DOCUMENTATION



1. General view of western side of site



2. General view of eastern side of site



3. View of Wetland A



4. View of outer edge of Wetland A



APPENDIX B

FNAI BIODIVERSITY MATRIX QUERY RESULTS



FLORIDA
Natural Areas
INVENTORY

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

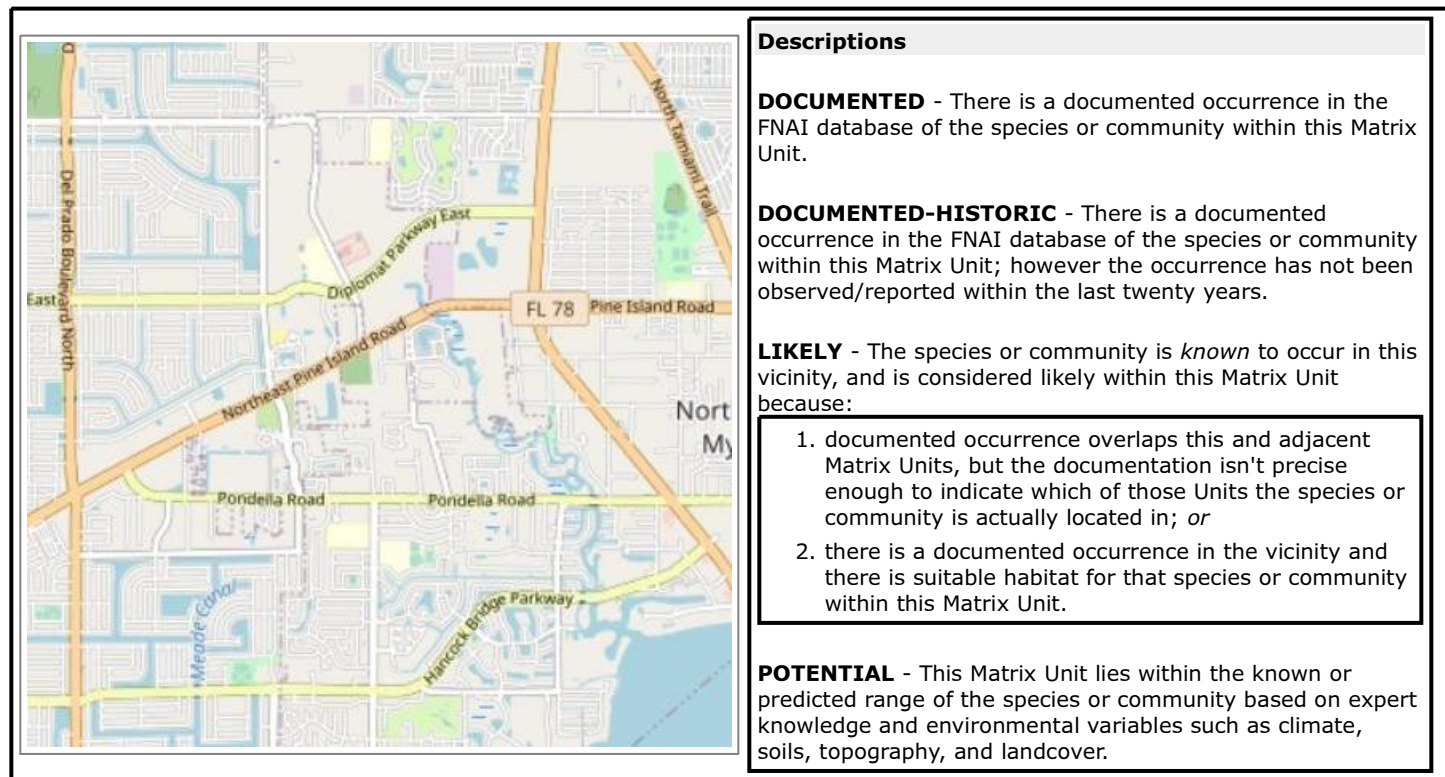
UNOFFICIAL REPORT

Created 9/26/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 35925



Matrix Unit ID: 35925

0 Documented Elements Found

0 Documented-Historic Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 35925**25 Potential** Elements for Matrix Unit 35925

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Acipenser oxyrinchus desotoi</i> Gulf Sturgeon	G3T2T3	S2?	T	FT
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Aphelocoma coerulescens</i> Florida Scrub-Jay	G2?	S1S2	T	FT
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Deeringothamnus pulchellus</i> beautiful pawpaw	G1	S1	E	E
<i>Eretmochelys imbricata</i> Hawksbill Sea Turtle	G3	S1	E	FE
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Linum carteri</i> var. <i>smallii</i> Small's flax	G2T2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Rallus longirostris scottii</i> Florida Clapper Rail	G5T3?	S3?	N	N
<i>Rivulus marmoratus</i> Mangrove Rivulus	G4G5	S3	SC	N
<i>Rostrhamus sociabilis</i> Snail Kite	G4G5	S2	E	FE
<i>Schizachyrium niveum</i> scrub bluestem	G1G2	S1S2	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Setophaga discolor paludicola</i> Florida Prairie Warbler	G5T3	S3	N	N
<i>Trichechus manatus latirostris</i> Florida Manatee	G2G3T2	S2S3	T	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



APPENDIX C

FWS IPaC Results

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Lee County, Florida



Local office

Florida Ecological Services Field Office

☎ (772) 562-3909

📅 (772) 562-4288

✉ fw4flesregs@fws.gov

1339 20th Street

Vero Beach, FL 32960-3559

<https://www.fws.gov/office/florida-ecological-services>

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Florida Bonneted Bat <i>Eumops floridanus</i> Wherever found There is proposed critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8630	Endangered
Florida Panther <i>Puma (=Felis) concolor coryi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor</i> (all subsp. except coryi) No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6049	SAT
West Indian Manatee <i>Trichechus manatus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4469	Threatened Marine mammal

Birds

NAME	STATUS
Crested Caracara (audubon"s) [fl Dps] <i>Polyborus plancus audubonii</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened

Everglade Snail Kite *Rostrhamus sociabilis plumbeus* **Endangered**

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/7713>

Red-cockaded Woodpecker *Picoides borealis* **Endangered**

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7614>

Rufa Red Knot *Calidris canutus rufa* **Threatened**

Wherever found

There is **proposed** critical habitat for this species.

<https://ecos.fws.gov/ecp/species/1864>

Wood Stork *Mycteria americana* **Threatened**

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME

STATUS

American Alligator *Alligator mississippiensis***SAT**

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/776>

American Crocodile *Crocodylus acutus***Threatened**

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/6604>

Eastern Indigo Snake *Drymarchon couperi***Threatened**

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>

Green Sea Turtle *Chelonia mydas***Threatened**

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/6199>

Kemp's Ridley Sea Turtle *Lepidochelys kempii* Endangered

Wherever found

There is **proposed** critical habitat for this species.

<https://ecos.fws.gov/ecp/species/5523>

Loggerhead Sea Turtle *Caretta caretta* Threatened

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/1110>

Fishes

NAME	STATUS
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Gulf Sturgeon *Acipenser oxyrinchus (=oxyrhynchus) desotoi* Threatened

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/651>

Insects

NAME	STATUS
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Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri* Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/3797>

Monarch Butterfly *Danaus plexippus* Candidate

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>

Flowering Plants

NAME	STATUS
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Aboriginal Prickly-apple *Harrisia (=Cereus) aboriginum (=gracilis)* Endangered

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/2833>

Beautiful Pawpaw *Deeringothamnus pulchellus*

Endangered

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/4069>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are bald and/or golden eagles in your project area.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

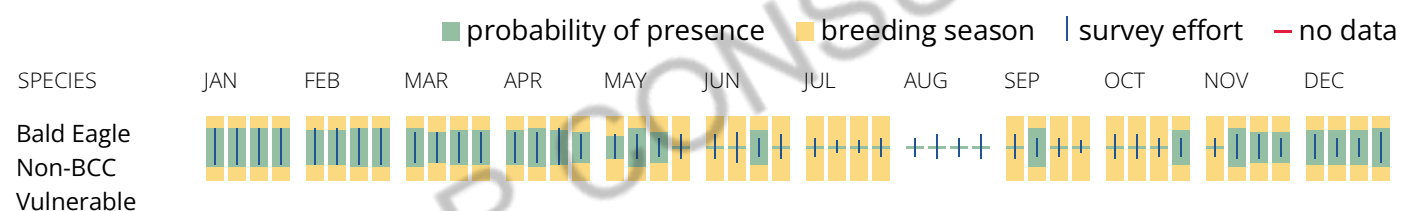
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date

range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bachman's Sparrow <i>Aimophila aestivalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6177	Breeds May 1 to Sep 30
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Reddish Egret *Egretta rufescens*

Breeds Mar 1 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/7617>

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

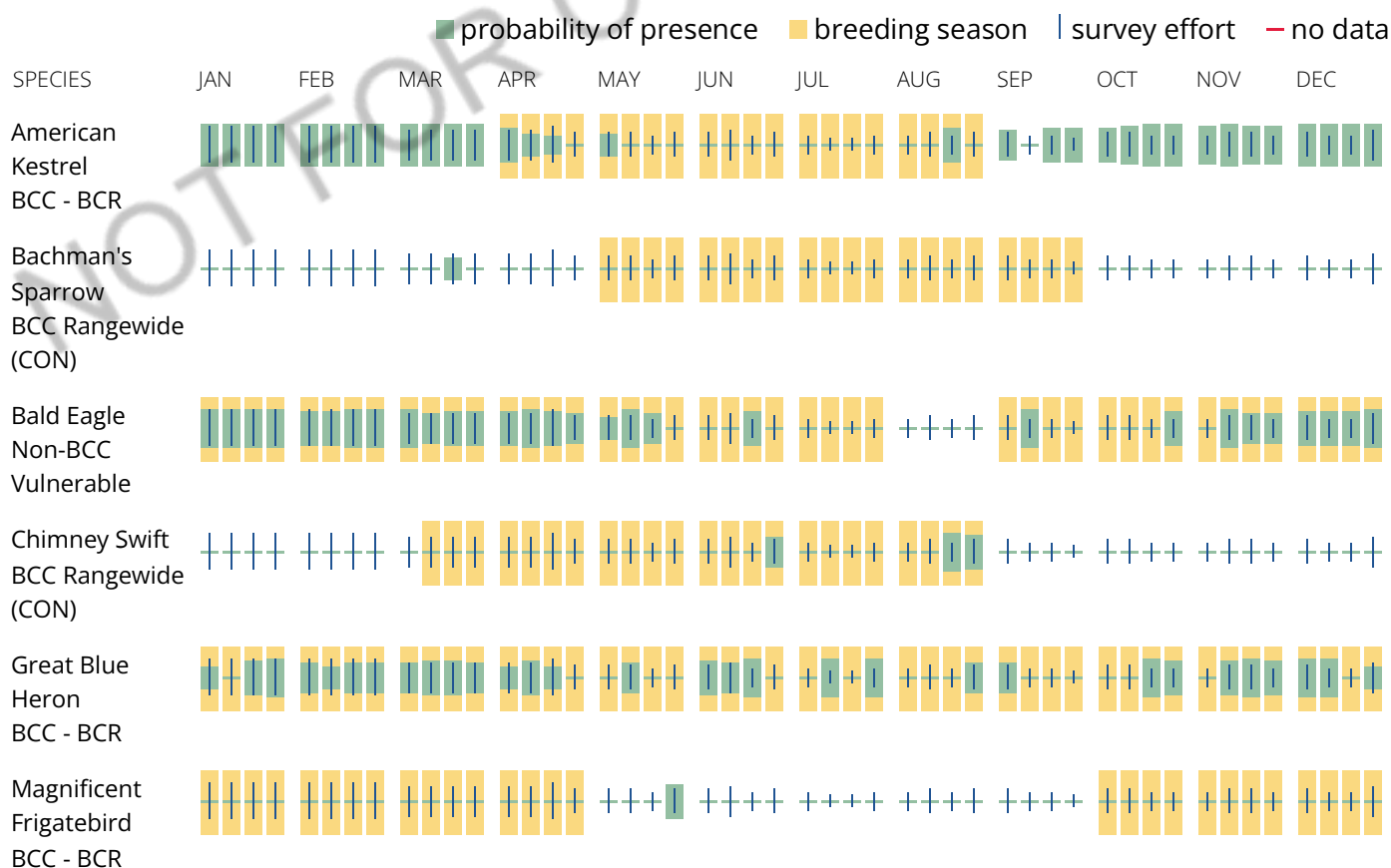
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Marine mammals

Marine mammals are protected under the [Marine Mammal Protection Act](#). Some are also protected under the Endangered Species Act¹ and the Convention on International Trade in Endangered Species of Wild Fauna and Flora².

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries³ [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the [Marine Mammals](#) page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take (to harass, hunt, capture, kill, or attempt to harass, hunt, capture or kill) of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

-
1. The [Endangered Species Act](#) (ESA) of 1973.
 2. The [Convention on International Trade in Endangered Species of Wild Fauna and Flora](#) (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
 3. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

West Indian Manatee *Trichechus manatus*
<https://ecos.fws.gov/ecp/species/4469>

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[PFO3/1C](#)

RIVERINE

[R5UBFx](#)

[R5UBH](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



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ENVIRONMENTAL NARRATIVE

PROPOSED FLOOR & DÉCOR

2800 Northeast Pine Island Drive
North Fort Myers, Lee County, Florida

PREPARED FOR

Mr. Johnathan Eversberg
Development Manager II
Centerpoint Integrated Solutions
1626 Cole Boulevard, Suite 125
Lakewood, CO 80401

PREPARED BY

PACSCON GeoEnvironmental, Inc.
4517 George Road, Suite 220
Tampa, FL 33634

September 26, 2023
PACSCON No. 2023-1841

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1.0 INTRODUCTION

The Floor & Décor project site lies within unincorporated Lee County in North Fort Myers, Florida. It is located approximately 0.70 mile west of US 41 on the south side of Pine Island Road. The 8.45-acre project is located within Section 04, Township 44 South, and Range 24 East. More specifically, the Lee County Property Appraiser identifies that the project consists of STRAP numbers 04-44-24-00-00015.0000 (± 1.0 acre) and 04-44-24-00-00014.0000 (7.45 acres).

Figures within this submittal include a site location map (**Figure 1**), a wetland limits aerial (**Figure 2**), wetland impact map (**Figure 3**), a Florida Land Use and Cover Classification System (FLUCCS) map (**Figure 4**), a soils map (**Figure 5**), the proposed site plan (**Figure 6**). Photographs of the project area are included as **Appendix A**. The UMAM forms are included as **Appendix B**, and the FNAI Biodiversity Matrix Query Results are included as **Appendix C**. The proposed project is composed of a Floor & Décor retail center and associated parking and infrastructure.

2.0 EXISTING CONDITIONS

This site is a vacant wooded parcel in an urban area of North Fort Myers, Florida. Upland vegetative cover within the project site consists of *Quercus virginiana* (live oak), *Quercus laurifolia* (laurel oak), *Pinus elliottii* (slash pine), *Serenoa repens* (saw palmetto), *Schinus terebinthifolius* (Brazilian pepper tree), *Sabal palmetto* (cabbage palm), *Vitis rotundifolia* (muscadine vine). The proposed project contains a 0.94-acre freshwater forested wetland. Wetland vegetation consists of laurel oak, Brazilian pepper, *Acer rubrum* (red maple), *Woodwardia* spp (chainfern), *Salix caroliniana* (Carolina willow), *Cephalanthus occidentalis* (buttonbush), and *Persicaria* spp. (smartweed). A FLUCCS map is included as **Figure 4**.

The soils within the majority of the project site have been mapped as Immokalee sand, 0 to 2 percent slopes (28), Immokalee sand-Urban land complex, 0 to 2 percent slopes (36), Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes (102), and Oldsmar sand-Urban land, 0 to 2 percent slopes (125). A soils map is attached as **Figure 5**.



3.0 WILDLIFE UTILIZATION

A desktop analysis using the U.S. Fish and Wildlife Service (FWS) Environmental Conservation Online System (IPaC) indicated twelve listed threatened and endangered species that could potentially be found within the project area including the *Laterallus jamaicensis* ssp. *Jamaicensis* (Eastern black rail), *Mycteria americana* (wood stork), *Drymarchon corais couperi* (Eastern indigo snake), *Eumops floridanus* (Florida Bonneted bat), *Puma* (=Felis) *concolor coryi* (Florida panther), *Puma* (=Felis) *concolor* (puma), *Polyborus plancus audubonii* (crested caracara), *Calidris canutus rufa* (red knot), *Picoides borealis* (red cockaded woodpecker), *Alligator mississippiensis* (American alligator), *Crocodylus acutus* (American crocodile), and *Gopherus polyphemus* (gopher tortoise).

A desktop review of the Florida Natural Areas Inventory (FNAI) Florida Biodiversity Matrix Map indicated an additional four terrestrial threatened species, species of special concern, or species otherwise protected by the federal government and/or the state of Florida. These species include *Athene cunicularia floridana* (Florida burrowing owl), *Grus canadensis pratensis* (Florida sandhill crane), *Aphelocoma coerulescens* (Florida scrub jay), and *Rostrhamus sociabilis* (snail kite).

PACSCON completed a reconnaissance visit to the subject property on June 7, 2023. The gopher tortoise and Florida burrowing owl utilize burrows; however, neither type of burrow was observed within the site. The Florida burrowing owl utilizes large areas of low-lying grassy pasture areas which this project does not contain. There is no low-lying scrub oak habitat onsite which is utilized by the Florida scrub jay. The crested caracara utilizes wet prairies with cabbage palms which this project does not contain.

The red cockaded woodpecker utilizes mature pine forest habitat which is found within approximately half of the project area. An FWS consultation will be required to determine if a woodpecker survey is necessary. The FWS consultation key for the Florida bonneted bat keys out a limited roost survey is needed for this project.

Although the bald eagle is not protected under the United States Endangered Species Act, it is protected under the federal Migratory Bird Act and Bald and Golden Eagle Act. According to the Florida Fish and Wildlife Conservation Commission (FWC) eagle nest locator, the nearest bald eagle nest is approximately 0.95 miles to the southeast of the site. Similarly, the FWS identifies the nearest active wood stork colony over five miles to the east of the subject property. These



bald eagle nest and wood stork colony distances from the subject property are well outside of regulatory buffer requirements.

4.0 PROPOSED WETLAND IMPACTS

The proposed project includes a 0.94-acre freshwater forested wetland. There are two proposed wetland impacts to Wetland A totaling 0.14-acre (see **Figure 3**).

5.0 IMPACT JUSTIFICATION

The current site plan identifies a 0.14-acre wetland impact as a result of the access drive and minimal parking spaces. The access road location is fixed due to FDOT requirements and cannot be moved. The roadway alignment is designed so that it impacts the smallest amount of wetland possible. Additionally, the Floor & Décor building is a standard building configuration used for all locations.

6.0 IMPACT COMPENSATION

Impact compensation for Wetland A will be provided through the Little Pine Island Mitigation Bank. A reservation letter will be provided under separate cover. The UMAM scores result in a 0.098 functional loss. When rounded up, the mitigation bank requirement is expected to be 0.1 credit.

7.0 CONCLUSION

This project is not expected to adversely affect the ecology of the surrounding environment. There are two wetland impacts totaling 0.14 acre which are due to the ingress/egress drive and minimal parking. The current configuration of the building and roads minimizes the wetland impact to the greatest extent possible.



8.0 REFERENCES

Audubon Florida's Eaglewatch. <https://cbop.audubon.org/conservation/about-eaglewatch-program>.

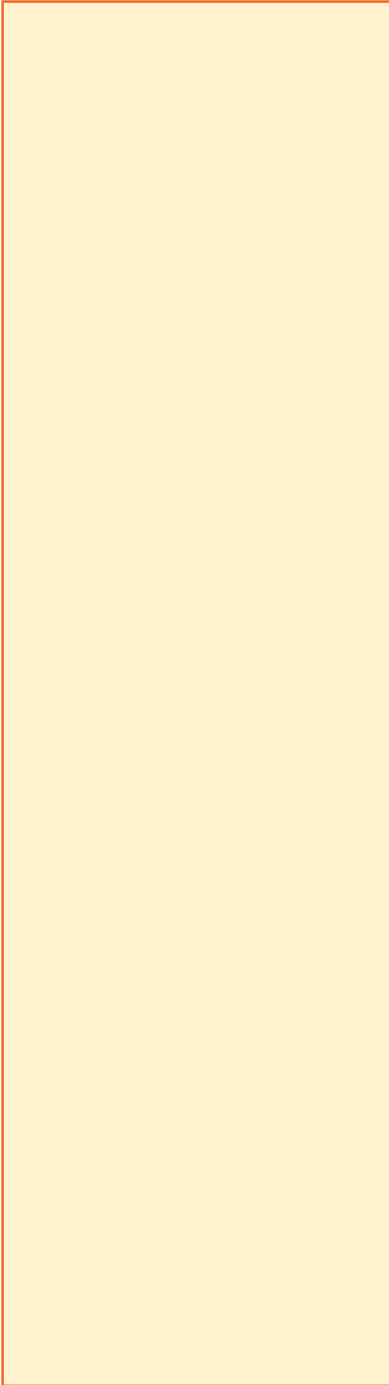
Florida Department of Transportation. 2001. Florida Land Use, Cover and Forms Classification System (FLUCFCS).

Florida Fish and Wildlife Conservation Commission, US Fish and Wildlife Service, Florida Natural Areas Inventory. Florida Wildlife Conservation Guide. Tallahassee; Version November 2011 (annual update). Florida Natural Areas Inventory (FNAI) Biodiversity Matrix. <https://www.fnai.org/BiodiversityMatrix/index.html>

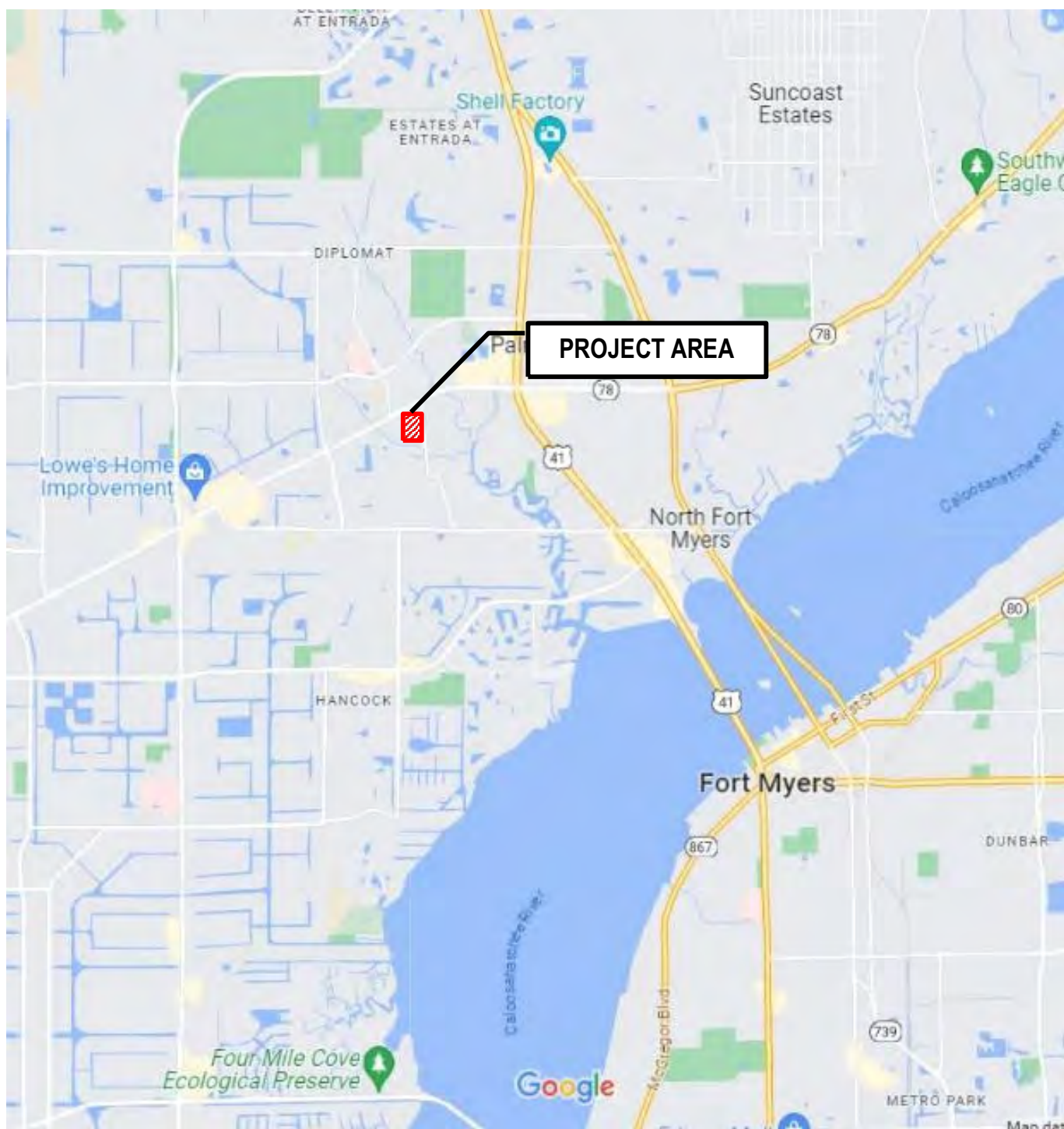
U.S. Fish and Wildlife Service. Information for Planning and Consultation (iPac). <https://ipac.ecosphere.fws.gov/>.

U. S. Department of Agriculture, Natural Resources Conservation Service (NRCS). 1989. Soil Survey for Pasco County, Florida.





FIGURES



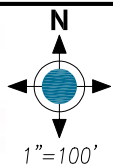
SITE LOCATION MAP

SOURCE: Google.com/maps



Floor & Decor
North Fort Myers, Florida
PACSCON Project No. 2023-1841

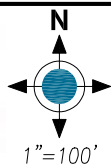
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WETLAND LIMITS FLOOR AND DECOR

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
04-44S-24E		LAA	09.22.2023	

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WETLAND IMPACTS FLOOR AND DECOR

SEC TWP RGE
04-44S-24E

JOB NUMBER

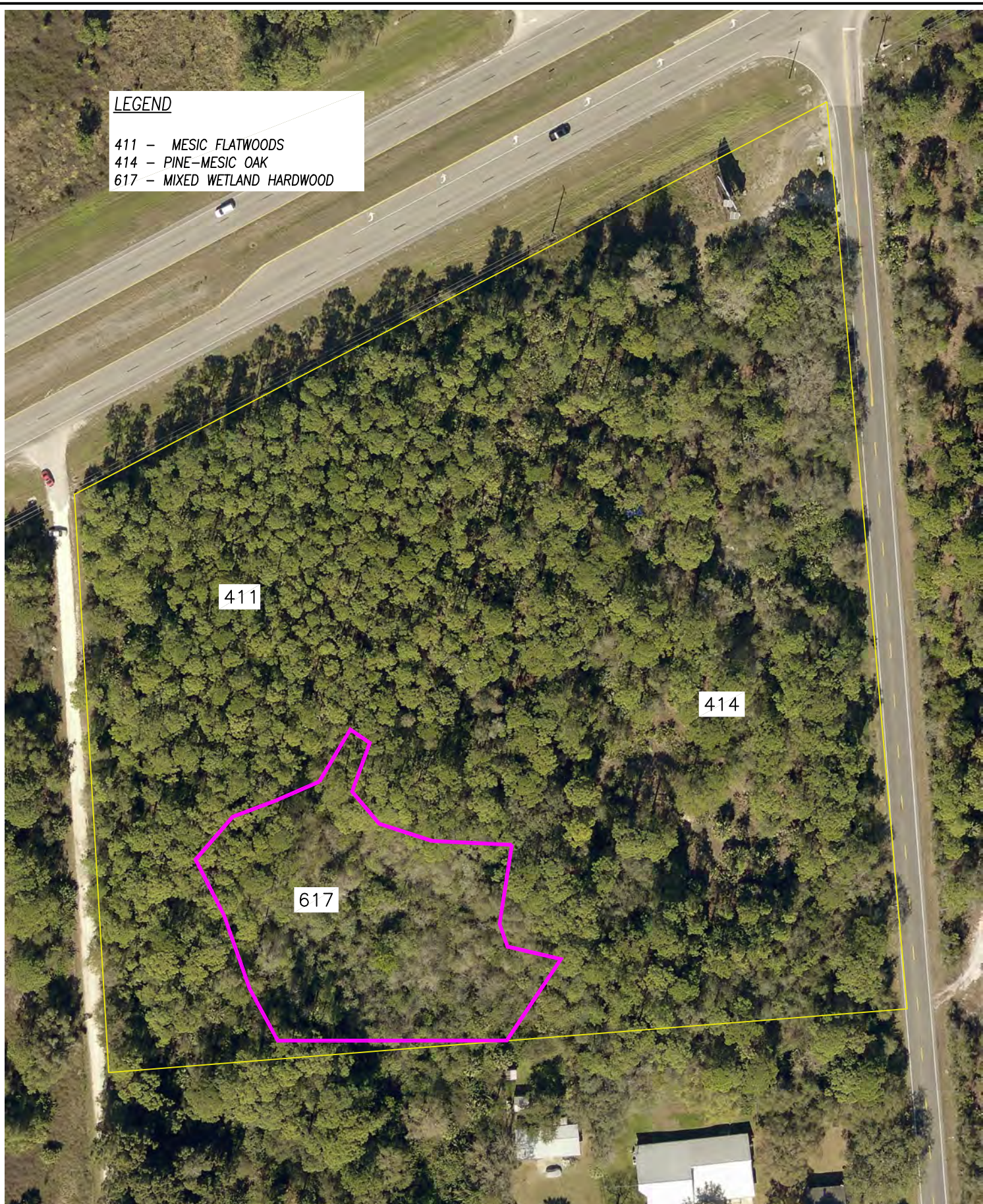
DRAWN BY
LAA

DATE
09.22.2023

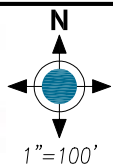
SHEET

LEGEND

- 411 - MESIC FLATWOODS
- 414 - PINE-MESIC OAK
- 617 - MIXED WETLAND HARDWOOD



C:\Users\leigh\Dropbox\projects\Floor_and_Decor_F\Myers\FLUCCS map.dwg (8.5 x 11) Leigh Sep 26, 2023 - 4:49pm



FLUCCS MAP FLOOR AND DECOR

SEC TWP RGE
04-44S-24E

JOB NUMBER

DRAWN BY
LAA

DATE
09.22.2023

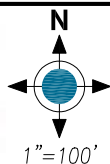
SHEET

LEGEND

- 13 - BOCA FINE SAND
- 28 - IMMOKALEE SAND
- 33 - OLDSMAR SAND



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SOILS MAP FLOOR AND DECOR

SEC TWP RGE
04-44S-24E

JOB NUMBER

DRAWN BY
LAA

DATE
09.22.2023

SHEET



APPENDIX A

PHOTOGRAPHIC DOCUMENTATION



1. General view of western side of site



2. General view of eastern side of site



3. View of Wetland A



4. View of outer edge of Wetland A



APPENDIX B

UMAM FORMS

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Floor & Décor		Application Number		Assessment Area Name or Number Wetland A	
FLUCCs code 617		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 0.14 acre
Basin/Watershed Name/Number tidal Caloosahatchee	Affected Waterbody (Class) class III		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) none		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands surrounded by upland forest					
Assessment area description Wetland A contains primarily desirable vegetation including red maple, laurel oak, buttonbush, smartweed, Carolina willow, and chainfern. The only nuisance vegetation is Brazilian pepper.					
Significant nearby features Pine Island Road borders the site to the north			Uniqueness (considering the relative rarity in relation to the regional landscape.) none		
Functions foraging and nesting			Mitigation for previous permit/other historic use none		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) small to medium sized mammals, amphibians, reptiles, waterfowl, and birds of prey			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None of the listed species identified in the literature is expected to utilize Wetland A		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Cardinal					
Additional relevant factors:					
Assessment conducted by: Leigh Ann Anderson			Assessment date(s): 09/22/2023		

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Floor & Décor	Application Number	Assessment Area Name or Number Wetland A
Impact or Mitigation Impact	Assessment conducted by: Leigh Ann Anderson	Assessment date: 9/22/2023

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10) Condition is optimal and fully supports wetland/surface water functions	Moderate(7) Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal (4) Minimal level of support of wetland/surface water functions	Not Present (0) Condition is insufficient to provide wetland/surface water functions
--	--	--	---	--

.500(6)(a) Location and Landscape Support w/o pres or current 6 with 0	The subject site is a vacant wooded parcel within an urban area of North Fort Myers, Florida.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 8 with 0	The wetland holds over a foot of water in the wet season.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 7 with 0	Vegetation within the wetland includes red maple, laurel oak, chainfern, Carolina willow, buttonbush, Brazilian pepper, and smartweed.

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres 0.7 with 0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.098

Delta = [with-current]
0.7

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =
TFG = RFG x acres =



APPENDIX C

FNAI BIODIVERSITY MATRIX QUERY RESULTS



FLORIDA
Natural Areas
INVENTORY

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

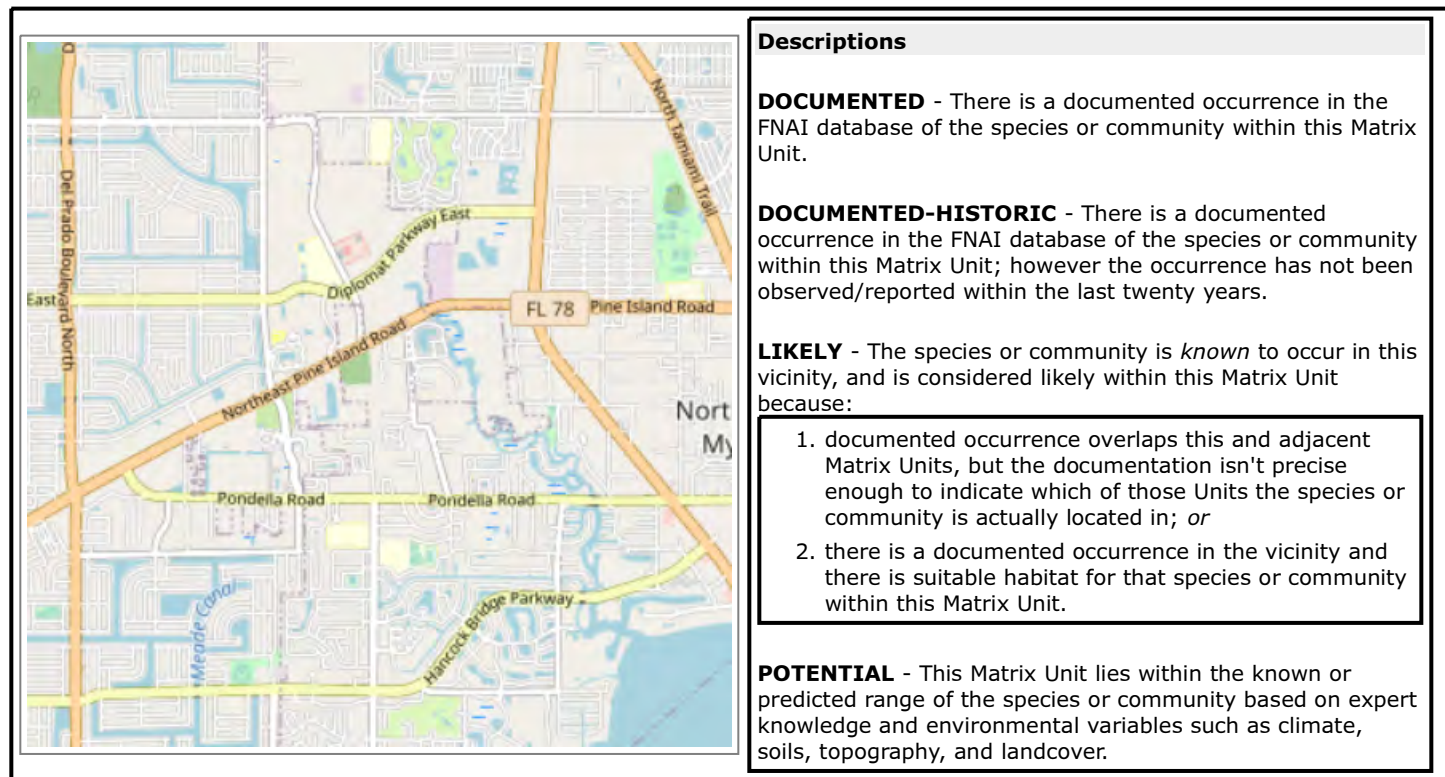
UNOFFICIAL REPORT

Created 9/26/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 35925



Matrix Unit ID: 35925

0 Documented Elements Found

0 Documented-Historic Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 35925**25 Potential** Elements for Matrix Unit 35925

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Acipenser oxyrinchus desotoi</i> Gulf Sturgeon	G3T2T3	S2?	T	FT
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Aphelocoma coerulescens</i> Florida Scrub-Jay	G2?	S1S2	T	FT
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Deeringothamnus pulchellus</i> beautiful pawpaw	G1	S1	E	E
<i>Eretmochelys imbricata</i> Hawksbill Sea Turtle	G3	S1	E	FE
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Linum carteri</i> var. <i>smallii</i> Small's flax	G2T2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Rallus longirostris scottii</i> Florida Clapper Rail	G5T3?	S3?	N	N
<i>Rivulus marmoratus</i> Mangrove Rivulus	G4G5	S3	SC	N
<i>Rostrhamus sociabilis</i> Snail Kite	G4G5	S2	E	FE
<i>Schizachyrium niveum</i> scrub bluestem	G1G2	S1S2	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Setophaga discolor paludicola</i> Florida Prairie Warbler	G5T3	S3	N	N
<i>Trichechus manatus latirostris</i> Florida Manatee	G2G3T2	S2S3	T	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



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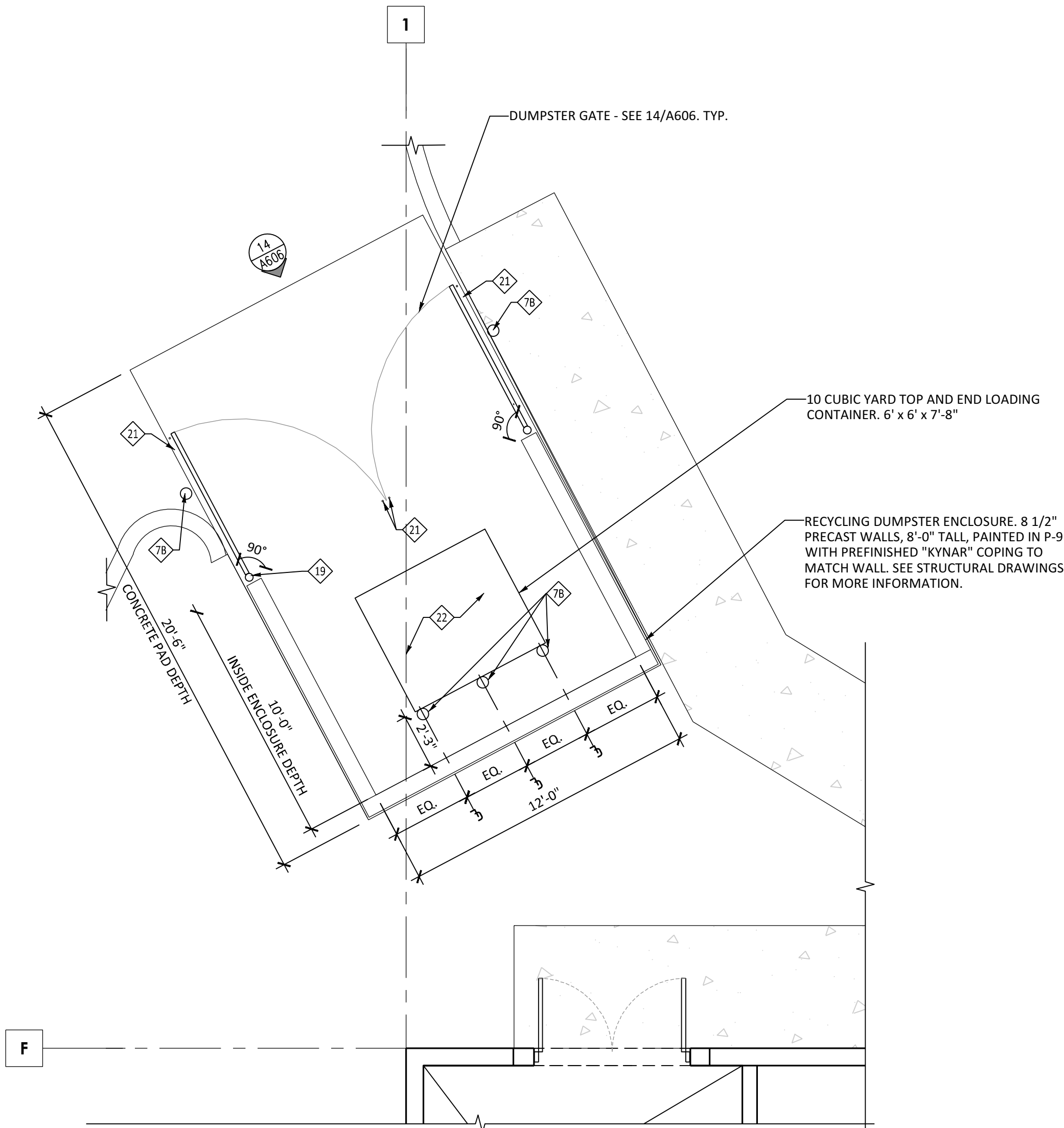
E | info@pacscon.com

GENERAL NOTES

- A. SEE G002 FOR MOUNTING HEIGHTS & ACCESSIBILITY REQUIREMENTS
- B. G.C. SHALL PROVIDE ALL NECESSARY F.R.T. WOOD BLOCKING OR METAL STUD BLOCKING FOR ALL WALL SUPPORTED DEVICES, I.E. ACCESSORIES, PANELS, EQUIPMENT, ETC. PER THE DEVICE MANUFACTURER'S RECOMMENDATIONS.
- C. THE G.C. MUST VERIFY THROUGH RFI FINAL FURNITURE PLAN BEFORE BUILDING INTERIOR PARTITIONS.
- D. ALL EXPOSED STRUCTURE, JOIST GIRDERS, BAR JOISTS, BEAMS, EXPOSED DECKING, PIPING, CONDUITS, DUCTWORK AND HANGING SYSTEMS ARE TO BE PAINTED P-2 WITH DRYFALL PAINT.
- E. SEE FINISH SCHEDULE ON A801 FOR INTERIOR FINISHES.
- F. SEE ELECTRICAL DRAWINGS LIGHT FIXTURE TYPES AND HANGING DETAILS.
- G. SEE A801 FOR THE ACCESSORY SCHEDULE.

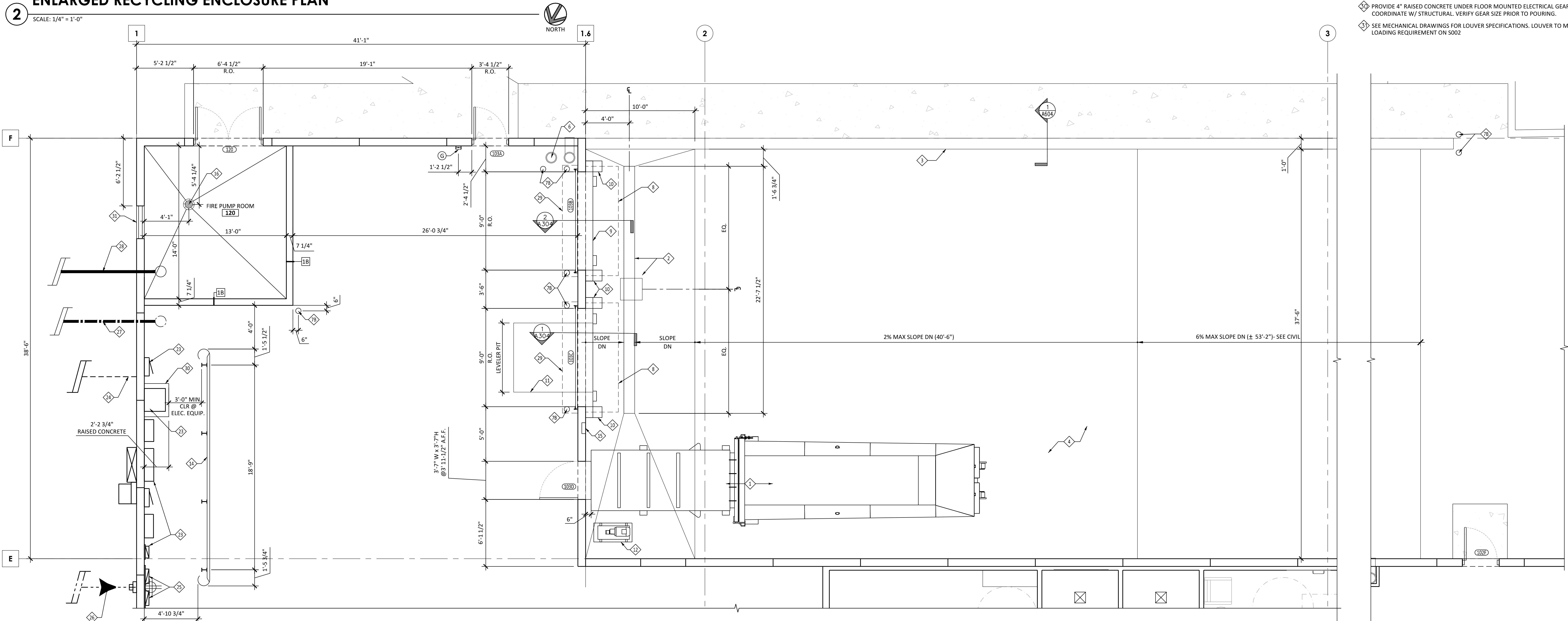
KEYNOTES

- 1 COMPACTOR, CHUTE & CONTAINER - TRASH COMPACTOR, TP-250HD WITH 40 YARD CONTAINER - COORDINATE WITH ELECTRICAL & MANUFACTURER
- 2 TRENCH DRAIN WITH CATCH BASIN - SEE CIVIL, P301, P401 DRAWINGS
- 3 RETAINING WALL - SEE 1/A604 FOR MORE INFORMATION
- 4 RECESSED TRUCKWELL WITH 6" THICK 4,000 PSI REINFORCED SLAB W/ MEDIUM BRUSH FINISH - SEE STRUCTURAL & CIVIL DRAWINGS FOR SLAB EDGE CONDITIONS AND REINFORCEMENT. CONCRETE PAD - MEDIUM TO COURSE BROOM FINISH
- 5 CONCRETE SIDEWALK - MEDIUM TO LIGHT BROOM FINISH - SEE CIVIL DRAWINGS
- 6 ROOF DRAIN - SEE CIVIL AND A103, 2/A602, AND 12/A602 FOR ADDITIONAL INFORMATION
- 7 ALL CUSTOMER FACING BOLLARDS TO BE 6" CONCRETE FILLED PIPE BOLLARDS AND RECEIVE PLASTIC COVER
- 8 ALL NON CUSTOMER FACING BOLLARDS TO BE 6" CONCRETE FILLED PIPE BOLLARD PAINTED P-10
- 9 DOCK HOOD ABOVE - SEE DETAIL 9/A604 FOR MORE INFORMATION
- 10 EDGE OF DOCK ABOVE - SEE SPECIFICATIONS, 2/A304 AND A604 FOR MORE INFORMATION
- 11 DOCK BUMPERS & SEALS @ OVERHEAD DOOR - SEE SPECIFICATIONS
- 12 PIT LEVELER - SEE SPECIFICATIONS 7/ A604 AND 1/A303 FOR MORE INFORMATION
- 13 POWER UNIT FOR COMPACTOR
- 14 CURB - SEE CIVIL DRAWINGS FOR MORE INFORMATION
- 15 HIGHWAY GUARDRAIL - PAINT SAFETY YELLOW - SEE 10/A604 FOR MORE INFORMATION
- 16 HOSE BIBB - REFER TO PLUMBING DRAWINGS
- 17 FLOOR DRAIN - SEE PLUMBING DRAWINGS FOR MORE INFORMATION
- 18 NOT USED
- 19 NOT USED
- 20 GATE POST - SEE 14/A606 FOR MORE INFORMATION
- 21 FENCE CORNER POST - SEE 14/A606 SIM. FOR MORE INFORMATION
- 22 PROVIDE SLEEVE FOR CENTER BOLTS, TYP. - SEE 14/A606 FOR MORE INFORMATION
- 23 RECYCLING CONTAINER BY OTHERS
- 24 ELECTRICAL EQUIPMENT - SEE 4/E101 FOR MORE INFORMATION
- 25 ELECTRICAL SERVICE ENTRANCE - SEE CIVIL DRAWINGS FOR EXTERIOR CONTINUATION AND ELECTRICAL DRAWINGS FOR INTERIOR CONTINUATION
- 26 TELE/DATA DEMARC - SEE 4/E101 FOR MORE INFORMATION
- 27 TELE/DATA SERVICE ENTRANCE - SEE CIVIL DRAWINGS FOR EXTERIOR CONTINUATION AND ELECTRICAL DRAWINGS FOR INTERIOR CONTINUATION
- 28 DOMESTIC WATER - PROVIDE BACK FLOW PREVENTION AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION - SEE CIVIL DRAWINGS FOR EXTERIOR CONTINUATION AND PLUMBING DRAWINGS FOR INTERIOR CONTINUATION
- 29 FIRE RISERS - PROVIDE BACK FLOW PREVENTION AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION - SEE CIVIL DRAWINGS FOR EXTERIOR CONTINUATION AND FIRE PROTECTION DRAWINGS FOR INTERIOR CONTINUATION
- 30 OVERHEAD DOOR HOUSING ABOVE
- 31 PROVIDE 4" RAISED CONCRETE UNDER FLOOR MOUNTED ELECTRICAL GEAR. COORDINATE W/ STRUCTURAL. VERIFY GEAR SIZE PRIOR TO POURING.
- 32 SEE MECHANICAL DRAWINGS FOR LOUVER SPECIFICATIONS. LOUVER TO MEET WIND LOADING REQUIREMENT ON S02



ENLARGED RECYCLING ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



ENLARGED DOCK PLAN

SCALE: 1/4" = 1'-0"



2500 WINDY RIDGE
PARKWAY, SE
ATLANTA, GA 30339



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33 West Whitman Road, Suite 300A
Huntington Station, NY 11746
Telephone 631 683 5588
Fax 631 683 5591



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600 East Thomas Rd, Suite 1
Scottsdale, Arizona 85251
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THOMAS
ENGINEERING GROUP
THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE., SUITE 101
TAMPA, FL 33612
(813) 379-4100

PROJECT

FLOOR DECOR
NORTH FORT MYERS, FL (CAPE CORAL)

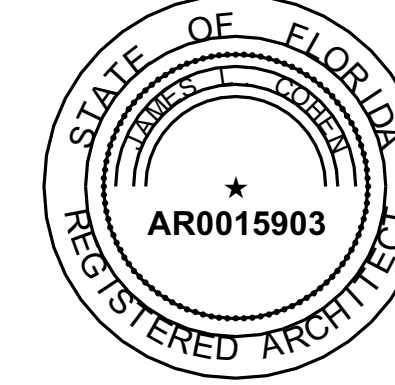
2800 NE PINE ISLAND RD
CAPE CORAL, FL 33909

ISSUE DATE: 09/08/2023
STORE NUMBER: TBD
AREA: 75,149 SF
JOB NUMBER: 023033
PROTOTYPE: 2023 Q2

ISSUE

100% SET 09/27/2023

SEAL



SHEET

ENLARGED DOCK PLAN

DRAWN: GK
CHECKED: PK

A406



1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII 5' UNLESS OTHERWISE NOTED.
3. RADII AT THE MAIN ENTRIES SHALL BE 25' UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR SITE LIGHTING POLES, FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.
5. SITE LIGHTING IS BY OTHERS. REF. SITE LIGHTING PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT.
6. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
7. SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A MAXIMUM 2% CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
8. FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND THE LEE COUNTY.
9. REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
10. STRIPING SHALL BE ACCORDING TO THE LEE COUNTY AND FDOT REQUIREMENTS.
11. CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.
12. REF. BUILDING PLANS FOR ALL EXTERIOR STAIRS DETAILS.
13. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
14. STRIPING SHALL BE 4' SOLID WHITE LINES
15. SEE ARCHITECTURAL AND SIGN DRAWINGS FOR EXACT LOCATION, DIMENSIONS AND DETAILS FOR THE PROPOSED MONUMENT SIGNS SHOWN. LOCATION AND SIZE SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY.
16. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC). COORDINATE WITH ARCHITECTURAL AND STRUCTURAL PLANS.
17. THERE ARE NO POTENTIAL IMPACTS TO GROUND AND SURFACE WATERS, WETLANDS OR FLOOD PLAINS ANTICIPATED DUE TO CONSTRUCTION OF THIS PROJECT. IF REQUIRED, DEWATERING WILL REMAIN ON SITE. SURFACE WATER MANAGEMENT FOLLOWS THE MASTER SYSTEM.



	PROPERTY LINE		PROPOSED 10' CURB
	PROPOSED BUILDING		PROPOSED 12" CURB
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		PROPOSED PARKING SPACE COUNT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT		PROPOSED HC SPACE
	EXISTING SIDEWALK		DIRECTIONAL ARROW FOR FIRE STATION INFORMATION ONLY
	PROPOSED CONCRETE SIDEWALK		PROPOSED LIGHT POLE / LIGHT FIXTURE LOCATION
	EXISTING PAVEMENT ASPHALT		PROPOSED SIGN
	PROPOSED HEAVY DUTY CONCRETE		
	PROPOSED BUILDING PERIMETER GREEN SPACE		
	IMPACTED WETLAND AREA		

THIS PLAN REFERENCES A ALTA/BOUNDARY & TOPO. SURVEY BY:

KCI TECHNOLOGIES - SUREYORS
4041 CRESCENT PARK DRIVE, TAMPA, FL 33578
TELEPHONE: (813) 740-2300

APPLICANT:	FLOOR & DECOR
SITE ADDRESS:	2800 NE PINE ISLAND RD. NORTH FT MYERS, FL 33903

PARCEL STRAPS: 04-44-24-00-00014.0000
04-44-24-00-00015.0000
FOLIO ID: 10152648 & 10152649

SITE DATA TABLE:	
CURRENT USE:	VACANT LAND
PROPOSED USE:	RETAIL/COMMERCIAL
LAND USE DESIGNATION:	GENERAL INTERCHANGE
ZONING DESIGNATION:	AG-2 (COMMERCIAL RETAIL, NOT LISTED) REZONE TO PD
JURISDICTION:	LEE COUNTY
WATER/WASTEWATER SERVICE PROVIDER:	LEE COUNTY UTILITIES DEPT.

MIN PERVIOUS: 30% ON COMMERCIAL DEVELOPMENTS

SITE AREA BREAKDOWN:	EXISTING	PROPOSED
IMPERVIOUS AREA:	87.00 S.F. (0.002 ACRES) - 0.02%	167,371 S.F. (3.84 ACRES) - 48.08%
BUILDING AREA:	-	75,149 S.F. (1.73 ACRES) - 21.59%
PAVEMENT VIA AREA SIDEWALK/CURB/ETC:	82,899 S.F. (1.90 ACRES) - 23.81%	82,899 S.F. (1.90 ACRES) - 23.81%
	37.00 S.F. (0.002 ACRES) - 0.02%	9,323 S.F. (0.21 ACRES) - 2.68%
PERVIOUS AREA (TOTAL):	347,993 S.F. (7.989 ACRES) - 99.98%	180,709 S.F. (4.15 ACRES) - 51.92%
GREEN SPACE:	307,047 S.F. (7.049 ACRES) - 88.22%	102,813 S.F. (2.36 ACRES) - 29.54%
POND:	-	43,624 S.F. (1.00 ACRES) - 12.53%
WETLAND:	40,946 S.F. (0.94 ACRES) - 11.76%	34,272 S.F. (0.79 ACRES) - 9.85%
TOTAL:	348,080 S.F. (7.99 ACRES) - 100%	348,080 S.F. (7.99 ACRES) - 100%

FAR/LOT COVERAGE:	<u>MAXIMUM</u> 0.45	<u>PROPOSED</u> 0.216
OPEN SPACE	<u>REQUIRED</u> 30%	<u>PROPOSED</u> 51.9%
FLOOR AREA RATIO (F.A.R.):		
GROSS FLOOR AREA:	75,149 SF BUILDING -	
NON-RESIDENTIAL DEVELOPMENT USE:	1.72 AC (75,149 SF)(STORE)	
DEVELOPABLE AREA:	7.991 AC OR (348,080 SF)	
FLU CONSERVATION -UPLAND & WETLAND =		1.37 AC
DEVELOPMENT AREA = 7.99 AC - 1.37 AC =		6.62 AC

DISTRICT REQUIREMENTS CHART:		
BLDG. HEIGHTS:	<u>MAXIMUM</u> 35'	<u>PROPOSED</u> 35'-17/2"
BLGD. SETBACKS:		
	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT (N)	25'	104.67'
SIDE (W)	50'	128.39'
SIDE (E)	15'	58.56'
REAR (S)	25'	189.09'

LANDSCAPE BUFFERS:		
	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT (N)-ROW	20'	20'
SIDE (W)	15'	15'
SIDE (E)-ROW	20'	20'
REAR (S)	20' W/WALL OR 50'	50'

BUILDING PERIMETER: 10% OF PROPOSED GROSS FLOOR AREA
 REQUIRED = 10% X 75,149 SF = 7,515 SF
 PROVIDED = 7,523 SF

PARKING DATA
PARKING FORMULA: 1 SPACE / 700 SF OF RETAIL OR BUSINESS ESTABLISHMENTS (TYPE X)
75,149 SF X 1/700 SF = 107 SPACES

BICYCLE PARKING SPACES: 1 / 20 FOR FIRST 100 SPACES + 1 / 50 FOR THE REST OF THE PARKING SPACES
 $100 / 20 + 32 / 50 = 6$ BIKE SPACES REQUIRED

		REQUIRED	PROPOSED
STANDARD PARKING	102 SPACES	122 SPACES	
ACCESSIBLE PARKING	5 SPACES	6 SPACES	
EV CHARGING PARKING		2 SPACES	
	TOTAL SPACES	113 SPACES	130 SPACES
BICYCLE SPACES	6 SPACES	8 SPACES	
LOADING SPACES - (12' X 60')	4 SPACES	5 SPACES	
CART CORRALS		4 SPACES	
	TOTAL SPACES	123 SPACES	147 SPACES

COMPACTOR SPACE (REFUSE & RECYCLE); 216 SF FOR FIRST 25,000 SF + 8 SF PER 1000 SF ADDITION		
COMMERCIAL BUSINESS BLD.	655 SQ. FT.	713 SQ. FT.
OVERHEAD CLEARANCE	22'	22'
UNOBSTRUCTED ACCESS OPENING	12'	12'

2500 WINDY RIDGE
PARKWAY, SE
ATLANTA, GA 30339

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THOMAS
ENGINEERING GROUP

THOMAS ENGINEERING GROUP
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TAMPA, FL 33612
(813) 379-4100

PROJECT _____

FORWARDED

NORTH FORT MYERS, FL (CAPE CORAL)

2800 NE PINE ISLAND ROAD
CAPE CORAL, FL 33909

ISSUE DATE: 09/08/2023
STORE NUMBER: TBI
AREA : 75,149 S
JOB NUMBER: 02303
PROTOTYPE: 2023 Q

ISSUE		
	100% SET	09/2

[illegible]

SEAL

A circular professional engineer seal for the State of Florida. The outer ring contains the text "EDWARD M. McDONALD" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "No. 71615" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars.

EDWARD M. McDONALD,
December 4, 2023
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No.

—SHEET—

SITE PLAN

C-3.0