

**LOGAN J. OPSAHL***Senior Associate*

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MAIN NUMBER: 407-843-4600



February 15, 2024

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

**RE: Floor & Decor Lee County
DCI2023-00038 - Minor PD**

We have received your comment letter dated February 14, 2024 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

Legal Description Review:

Sec. 34-202(a). Submittal requirements for applications requiring public hearing.

(5) Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).

- The Point of commencement is stated as being the NE corner of the NW ¼ of Section 04 Township 44 South Range 24 East, when it appears to be the NE corner of the NW ¼ of the NE ¼ of Section 04 Township 44 South Range 24 East.

The revised legal description & sketch are attached meeting the requirements of Lee County. The typo on the commencement points were corrected on the boundary and the Sketch and Description. See attached revised survey and sketch and description.

(6) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).

- The Point of commencement is stated as being the NE corner of the NW ¼ of Section 04 Township 44 South Range 24 East, when it appears to be the NE corner of the NW ¼ of the NE ¼ of Section 04 Township 44 South Range 24 East.



February 15, 2024

Page 2

The revised legal description & sketch are attached meeting the requirements of Lee County. The typo on the commencement points were corrected on the boundary and the Sketch and Description. See attached revised survey and sketch and description.

Environmental Review:

Please revise the table to depict open space in the following manor:

Total required open space= x

*Indigenous= Total open space(numerical value) * 50%= x*

Please show the FLUCCS codes on the MCP to depict what vegetation classes (and the associated acreage) are being preserved.

The applicant has listed green space in the total open space calculation. Please clarify what is included in the green space. Please note that the indigenous preserve must be labeled as such to demonstrate compliance to LDC 10-415(b).

- The Open Space Calculation has been updated on the Master Concept Plan (MCP sheet). The total required open space and the total required indigenous open space is noted. The required and provided totals are shown and exceed code requirements.
- The FLUCCS Map codes have been added to the MCP sheet in a separate window. Preservation area along the wetland totals of indigenous open space are noted in the new FLUCCS window on the MCP.
- The pervious areas calculated on the site data table have been refined to clearly demonstrate which areas of green space are indigenous open space and other types of green space.

TIS Review

All TIS comments have been satisfied as confirmed in email correspondence from Principal Transportation Planner dated 2/15/24 at 9:52 AM.

Sincerely,



Logan J. Opsahl

LJO/LJO

SHEET:
1 OF 2

SECTION 4, TOWNSHIP 44 SOUTH,
RANGE 24 EAST
LEE COUNTY, FLORIDA

POINT OF COMMENCEMENT
NORTHEAST CORNER OF
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4
OF SECTION 4
EAST LINE OF THE
NORTHWEST 1/4 OF SECTION 4

ADJACENT PROPERTY TABLE	
(A) OWNER: ROTTINGHAUS, THOMAS G PARCEL #04-44-24-00-00022.0100 INSTRUMENT #2016000101661	
(B) OWNER: CAMPBELL, DUDLEY M & GILDA PARCEL #04-44-24-00-00022.0080 OR BOOK 2401, PAGE 158	
(C) OWNER: MCCracken, ROBERT PARCEL #04-44-24-00-00022.0050 INSTRUMENT #2019000267608	
(D) OWNER: MCCracken, ROBERT PARCEL #04-44-24-00-00022.0000 INSTRUMENT #2019000180242	
(F) OWNER: DD PINE ISLANDS LLC PARCEL #04-44-24-00-00023.0000 INSTRUMENT #2023000057451	

STATE ROAD 78
(NE PINE ISLAND ROAD)
PUBLIC RIGHT-OF-WAY WIDTH VARIES
(FDOT RIGHT-OF-WAY MAP SECTION 12060-2519)

650.28'
N61°58'00"E
SOUTHERLY RIGHT-OF-WAY
LINE OF STATE ROAD 78

POINT OF BEGINNING
INTERSECTION OF SOUTHERLY
RIGHT-OF-WAY LINE OF STATE ROAD 78 & THE
WEST RIGHT-OF-WAY LINE OF BARRETT ROAD

GRID NORTH

OWNER: MEDERIOS JOANN
PARCEL #04-44-24-00-00023.0040
(PER INSTRUMENT #2019000114584)

EAST LINE OF PREMISES RECORDED IN
INSTRUMENT #2019000114584

OWNER: RENOLLETT, DANIEL
PARCEL #04-44-24-00-00014.0000 &
PARCEL #04-44-24-00-00015.0000
INSTRUMENT #2011000222648

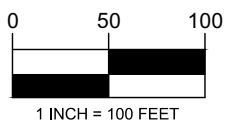
LINE DATA

NO.	BEARING	DISTANCE
L1	S04°33'12"E	584.25'
L2	S61°58'00"W	65.32'

SOUTH LINE OF THE NORTHWEST 1/4
OF SECTION 4, T44S, R24E

S89°58'30"W 597.19'

OWNER: ROTTINGHAUS, THOMAS G
PARCEL #04-44-24-00-00022.0040
INSTRUMENT #2016000101608



LEGEND

R/W = RIGHT-OF-WAY LINE

**THIS SKETCH & DESCRIPTION IS NOT VALID UNLESS
SHEETS 1-2 ARE INCLUDED**



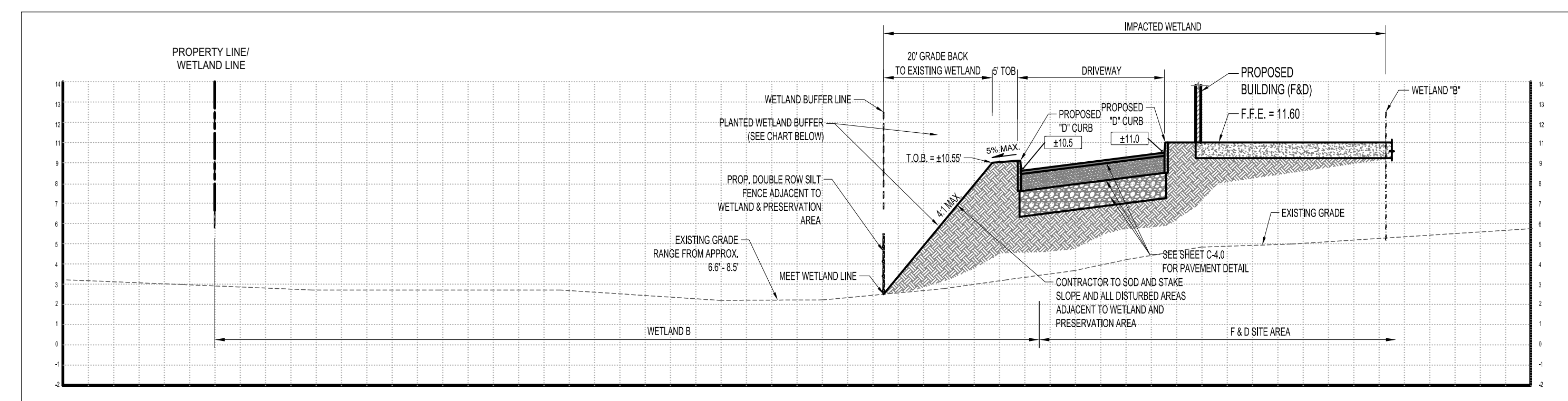
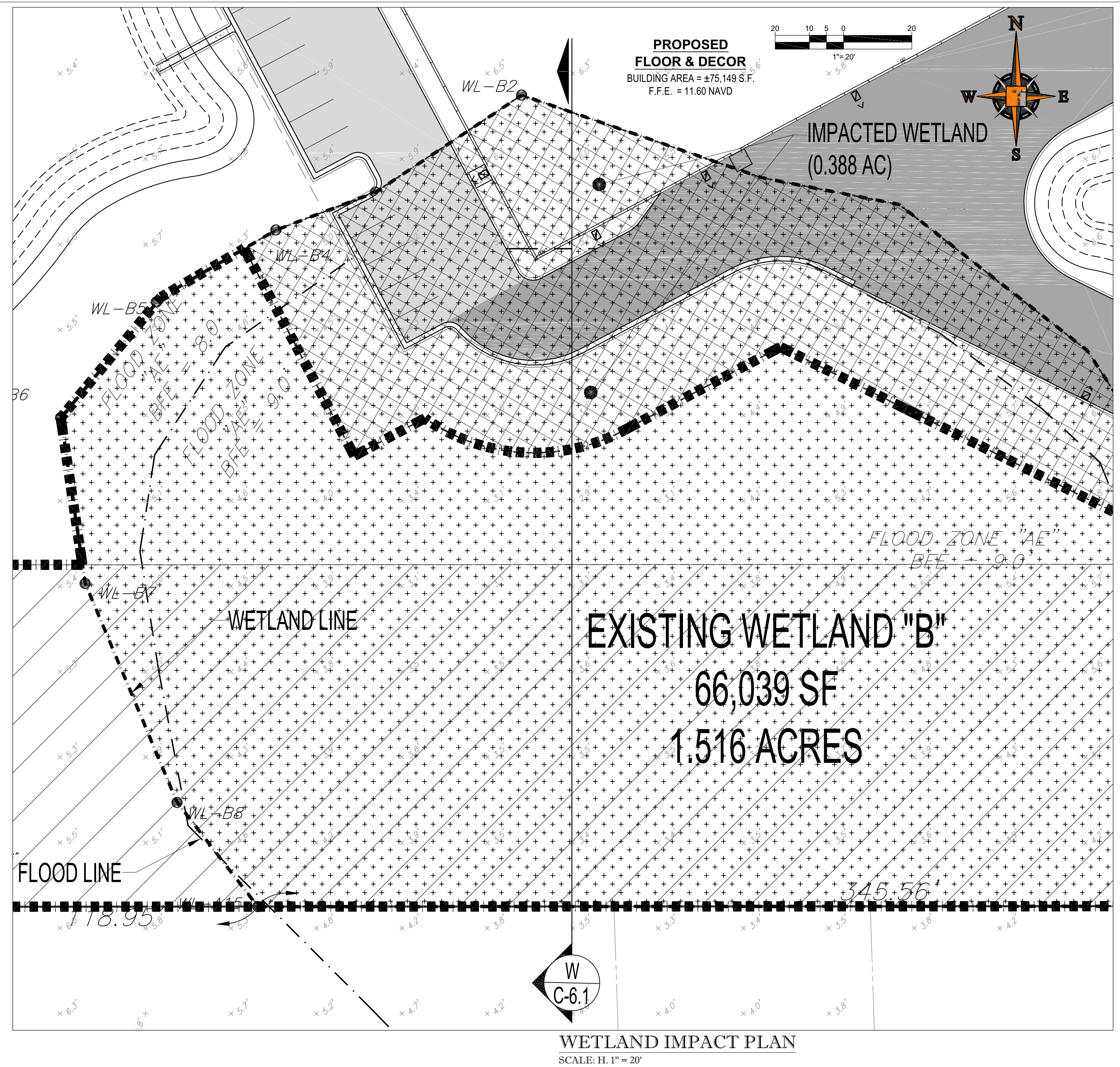
KCI TECHNOLOGIES
LICENSED BUSINESS # 6901
3915 N US HIGHWAY 301
TAMPA, FL 33619
PHONE: (813) 740-2300

SKETCH & DESCRIPTION OF
FLOOR & DECOR PARCEL
2800 NE PINE ISLAND ROAD
FOR
THOMAS ENGINEERING GROUP

DATE:
NOV 16, 2023

SCALE:
1" = 100'

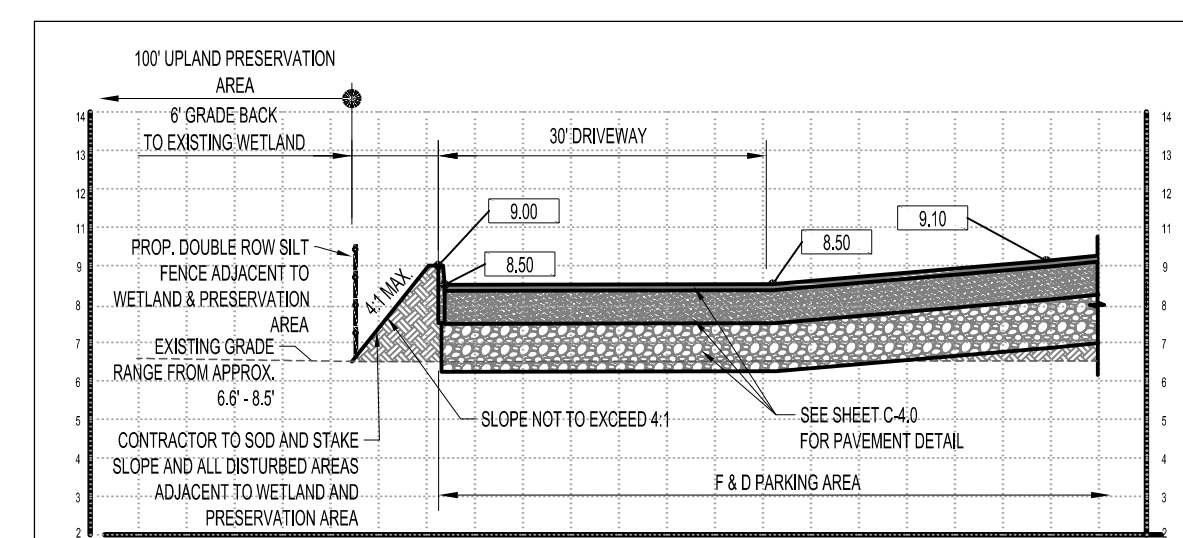
SHEET:
2 OF 2



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

Scientific name	Common Name	Quantity	Size	Spacing
<i>Pinus ellottii</i>	Slash pine	76	3 gal	10' O.C.
<i>Morella cerifera</i>	Wax myrtle	306	3 gal	5' O.C.

SEE LANDSCAPE PLANS
CHART ON THIS SHEET FOR PERMITTING ONLY.
FINAL TREE LOCATIONS ON LANDSCAPE PLANS.



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

- 1 CONTRACTOR TO SOD AND STAKE SLOPE AND ALL DISTURBED AREAS ADJACENT TO WETLAND AND PRESERVATION AREA.
- 2 BUFFER PLANTING MATERIAL MUST BE MEASURED AT THE FINISHED GRADE OF THE PARKING AREA.
- 3 TOP AND BOTTOM OF STABILIZED SLOPE TO HAVE SILT FENCE PROTECTION ADJACENT TO WETLAND AND PRESERVATION AREAS.

PROPERTY LINE

PROPOSED BUILDING

WETLAND AREA

IMPACTED WETLAND AREA

WETLAND LINE

PRESERVATION AREA

INDIGENOUS AREA (1.72 AC)

WETLAND "B": 1.516 AC

PROPOSED WETLAND IMPACTS:

FLUCFCS LEGEND:

411	MESIC FLATWOODS
414E1	PINE-MESICK OAK (1-25% EXOTICS)
617E1	MIXED WETLAND HARDWOOD (1-25% EXOTICS)
141	DEV. RETAIL/COMMERCIAL

CAPE CORAL, FL 33909

SUE DATE: 09/08/2023
CORE NUMBER: TBD
AREA: 75,149 SF
B NUMBER: 023033
OTOTYPE: 2023 Q2

ISSUE _____

[illegible]

REAL

Edward M
McDonald

Digitally signed by Edward M. McDonald
DN: c=US, o=THOMAS ENGINEERING
GROUP, LLC,
InQualifier=ABD M McDONALD PE
2020007368, cn=Edward M. McDonald
Date: 2024.02.14 14:38:05 -0500

—SHEET—
**WETLAND IMPACT
PLAN**

C-6.1