

March 12, 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 March 12, 2024 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

Legal Description Review: Richard R Burris RBurris@leegov.com 239-533-8526

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

1. (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 $\frac{1}{4}$ of Section 04 Township 44 South Range 24 East, when it appears to be the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 04 Township 44 South Range 24 East. Correction was made to the legal description and sketch but is still needed on the boundary survey.

RESPONSE: The boundary survey has been provided and is labeled "BOUNDARY SURVEY" in the portal.

Environment Review: Camryn Siverson CSiverson@leegov.com, 239-533-8313

1. Is the wetland area listed under "site area breakdown" also part of the indigenous calculation? If so, please remove the wetland category to not have an inconsistent open space percentage. The indigenous calculation should capture the wetland category if it is considered indigenous per LDC 10-701

RESPONSE: The Wetland area was broken out separately from the indigenous conservation area to show the proposed change in the wetland onsite. The wetland category has been removed from the break down and the area included in the indigenous area listed. The indigenous area open space is unchanged.

2. As previously stated, please label the buffer materials (ex: Type D, F, B, etc.) per LDC 34-373.

RESPONSE: This item was indicated on the site plan review and was not a comment on the last rezoning letter. The buffers adjacent to the ROWs have been labeled as type D buffers and the buffer adjacent to the residential area has been labeled as a type F buffer.



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

3. *The pond open space percentage is currently based off of the total square footage. Please note that existing or proposed bodies of water, including stormwater management areas, which may be used to offset up to a maximum of 25 percent of the required open space area. Please show the calculation on the open space chart.*

RESPONSE: All of the pervious area onsite is used to calculate the open space and this has been noted on the MCP. The LDC states that the pond area may offset a maximum of 25% of the required open space area. However, the open space requirement is met before the pond area is included with just using the indigenous area and the green space. Please note that the ponds onsite are designed as dry ponds. A note has been added as well beneath the total open space to reference the LDC 10-415.

We appreciate your consideration and if you have any questions or need additional information, please do not hesitate to contact us at 813-379-4100.

Sincerely,

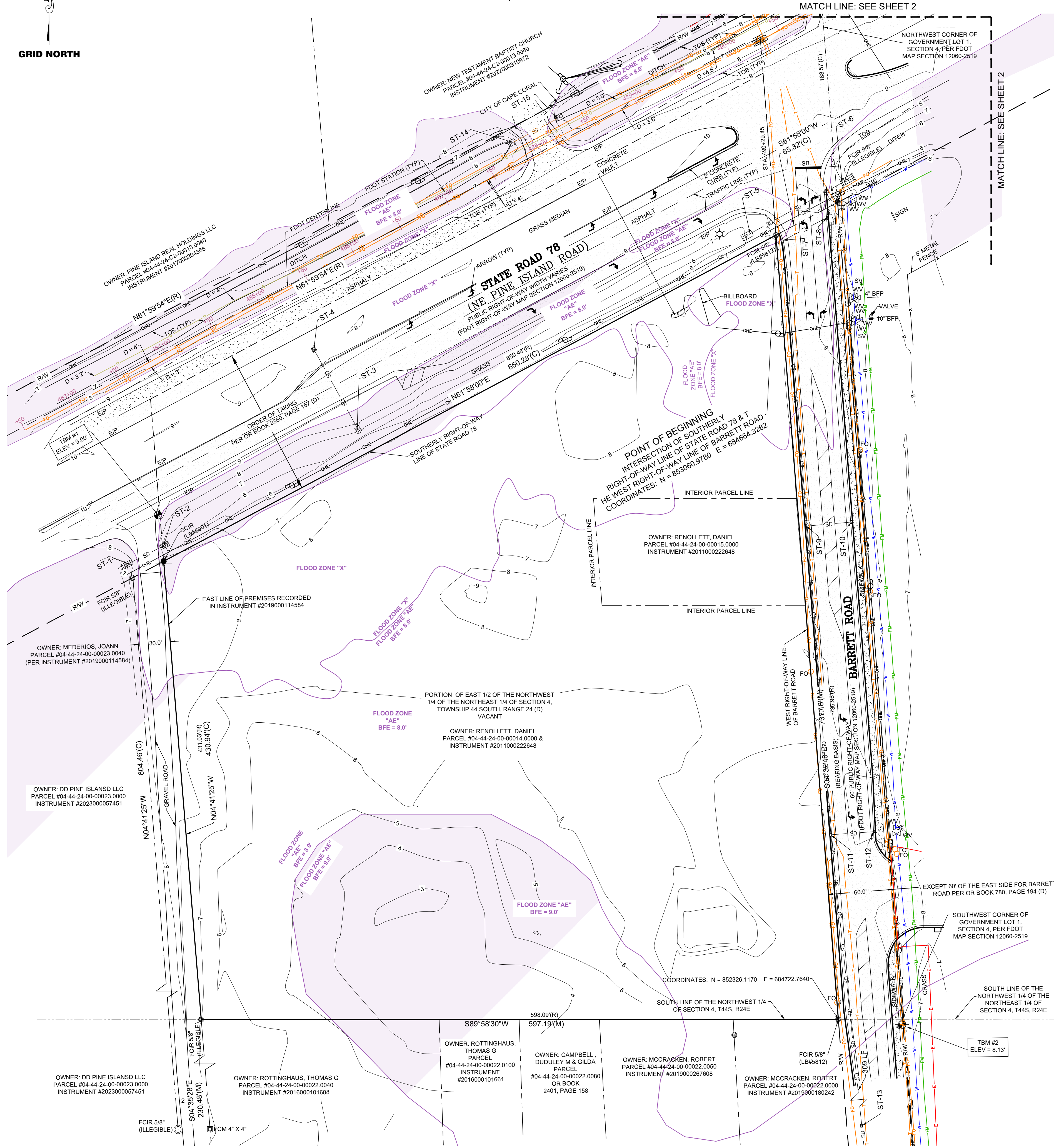
THOMAS ENGINEERING GROUP

A handwritten signature in blue ink, appearing to read "Edward McDonald", is written over a blue horizontal line.

Edward McDonald, PE
Principal

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

GRID NORTH



SURVEYOR'S NOTES:

- THIS ALTA/NSPS LAND TITLE SURVEY & BOUNDARY/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.
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH A 2011 ADJUSTMENT (NAD 83(2011)), AND ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) - REAL TIME KINEMATIC (RTK) METHODS, USING THE TRIMBLE VIRTUAL REFERENCE STATION (VRS).
- 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'.
5. 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.
6. THE ADDRESS OF THE SURVEYED PROPERTY IS 2800 NE PINE ISLAND ROAD, FORT MYERS FLORIDA.
7. THE SUBJECT PROPERTY CONTAINS 7.999 ACRES (348,040 SQUARE FEET) OF LAND, MORE OR LESS, AS SURVEYED.
8. SURVEYED DESCRIPTION PREPARED BY SURVEYOR DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.
9. 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.
10. THE SURVEYED PROPERTY SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. #FL252303023JC/230545ATL.
11. THE SUBJECT PROPERTY ABUTS BARRETT ROAD AND STATE ROAD 78 (NE PINE ISLAND ROAD) WITH NO GAPS OR GORES.
12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 12071C 0366 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.
13. THERE WAS NO OBSERVED EVIDENCE OF THE USE OF THE PROPERTY AS A CEMETERY OR BURIAL GROUND.
14. THE FIELD WORK FOR THIS SURVEY WAS COMPLETE ON APRIL 24, 2023 UPDATED MAY 17, 2023.
15. A ZONING REPORT WAS NOT PROVIDED PRIOR TO START OF SURVEY.
16. THE SURVEYOR WAS NOT MADE AWARE OF ANY PROPOSED WIDENING OF EXISTING STREET RIGHTS-OF-WAY ADJACENT TO THE SUBJECT PROPERTY.
17. 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.
18. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON LOCATION OF SURFACE MARKINGS MADE BY KCI TECHNOLOGIES, INC. AT THE TIME OF SURVEY.
19. PRINTED COPIES OF THIS SURVEY ARE NOT CONSIDERED VALID WITHOUT THE ORIGINAL SIGNATURE AND SEALED 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.
20. THE EXPECTED HORIZONTAL ACCURACY OF THE FEATURES SHOWN HEREON IS ±0.2' FOR THE LIMITS OF HARD SURFACES, SUCH AS ASPHALT, CONCRETE, CURBING, BUILDINGS, ETC. AND IS ±0.3' FOR GROUND SURFACE FEATURES, SUCH AS SURFACE FEATURES OF UTILITIES, ETC. AND IS ±0.4' FOR FEATURES PROTRUDING OUT OF THE GROUND, SUCH AS UTILITY POLES, FENCES, TREES, ETC.
21. THE EXPECTED VERTICAL ACCURACY OF THE FEATURES SHOWN HEREON IS ±0.2' FOR HARD SURFACES, SUCH AS ASPHALT, CONCRETE, ETC. AND ±0.5' FOR SOFT SURFACES, SUCH AS GRASS, DIRT, MUD, ETC.
22. FOR USE IN PREPARING THIS SURVEY, KCI WAS PROVIDED ALTA COMMITMENT FILE NO. #FL252303023JC/230545ATL WITH A COMMITMENT DATE OF JANUARY 9, 2024 AT 08:00 AM. 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 CURB 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'	

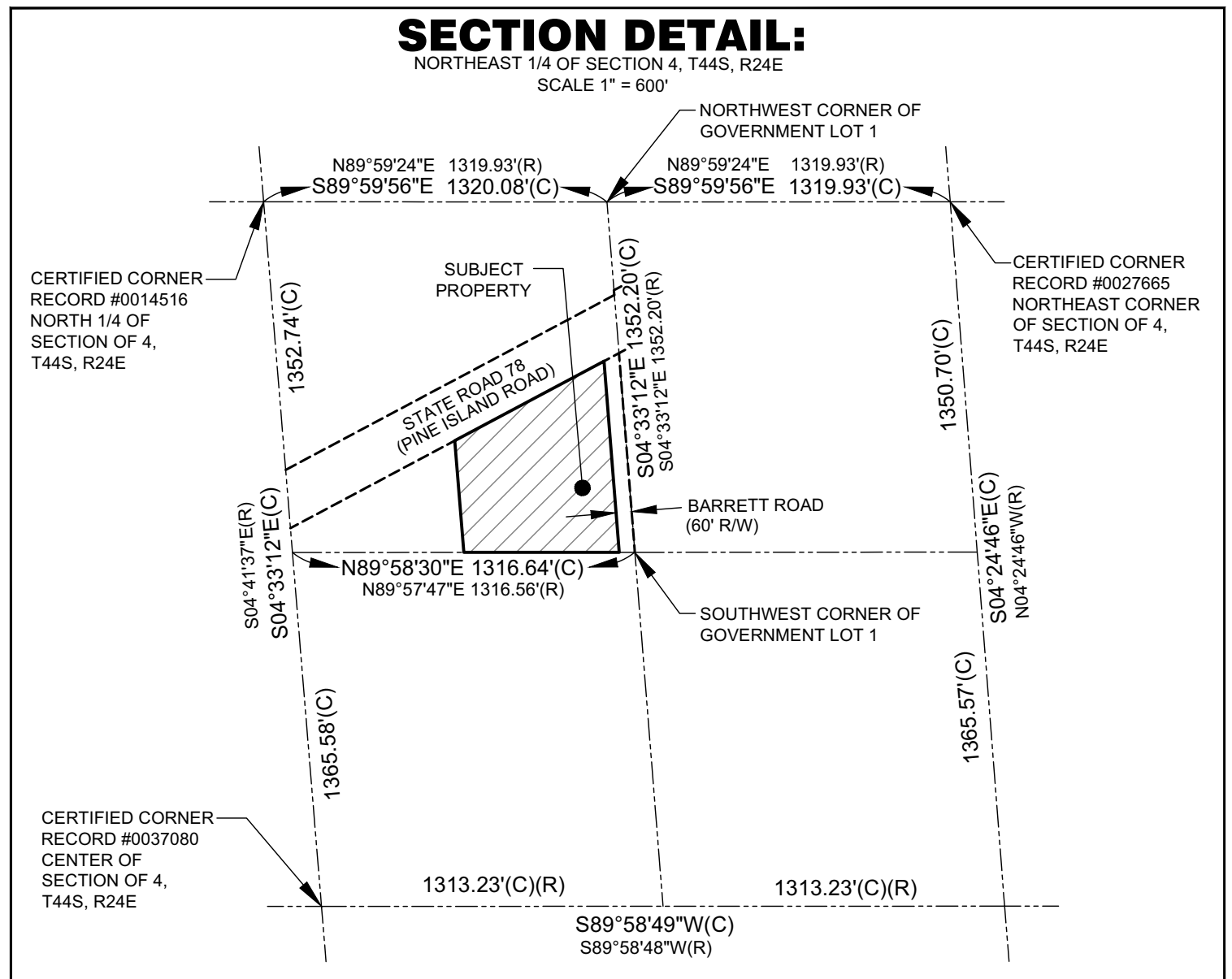
CERTIFICATION:
FIDELITY NATIONAL TITLE INSURANCE COMPANY; FLOOR AND DECOR OUTLETS OF AMERICA INC. A DELAWARE CORPORATION AND DANIEL RENOLLETT

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 17, 2023.

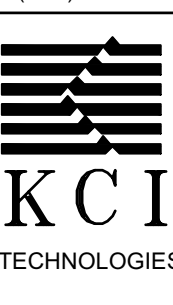
Digitally signed by
Newton Jose Mendonca Neto
Date: 2024.02.14
14:47:10-05'00'
NEWTON J MENDONCA NETO (DATE)
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER NO. 7490

REV#	REVISION	DATE
1	ADDED EXPANDED	5/24/23
2	ADDED PARCEL	5/30/23
3	ADDED SPOT SHOTS	6/26/23
4	CLIENT COMMENTS	10/26/23
5	ADDED SURVEYORS	11/16/23
6	DESCRIPTION	11/17/23
7	ADDED PARCEL	11/17/23
8	CLIENT COMMENTS	11/17/23
9	TITLE COMMITMENT	11/17/23



LEGEND

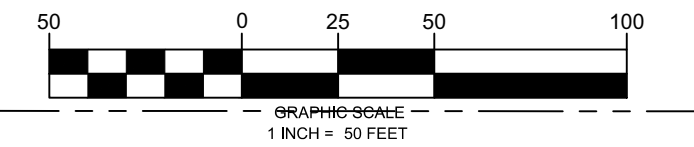
FND FIR FCIR SCIR SND (C) (D) (M) (R) TBE D= DEPTH FDDT ELEV EIP LB MES NO. OR PT PVC R/W RCP SB STA SV TBM TP TOB TOS (TYP)	FOUND NAIL AND DISK FOUND IRON ROD FOUND CAPPED IRON ROD SET CAPPED IRON ROD LB 6901 SET NAIL AND DISK CALCULATED DEED MEASURED RECORD BASE FLOOD ELEVATION DEPTH FLORIDA DEPARTMENT OF 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	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 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
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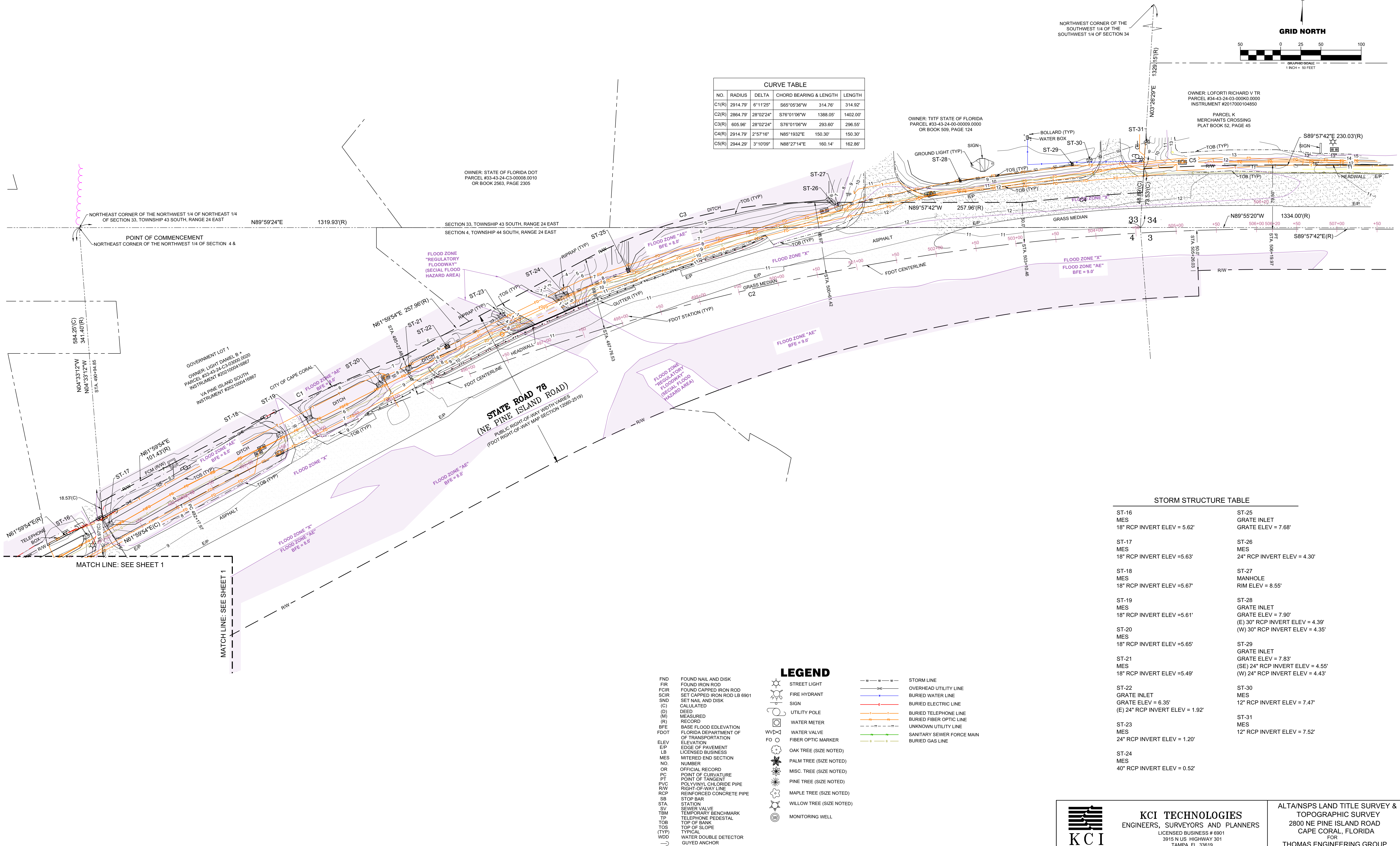
KCI TECHNOLOGIES
ENGINEERS, SURVEYORS AND PLANNERS
LICENSED BUSINESS # 6901
3915 N US HIGHWAY 301
TAMPA, FL 33619
PHONE: (813) 740-2300

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

GRID NORTH

CURVE TABLE				
NO.	RADIUS	DELTA	CHORD BEARING & LENGTH	LENGTH
C1(R)	2914.79'	6°11'25"	S65°05'36"W 314.76'	314.94'
C2(R)	2864.79'	28°02'24"	S76°01'06"W 1388.05'	1402.02'
C3(R)	605.96'	28°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'	162.80'



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



KCI
TECHNOLOGY

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
500

FOR
THOMAS ENGINEERING GROUP

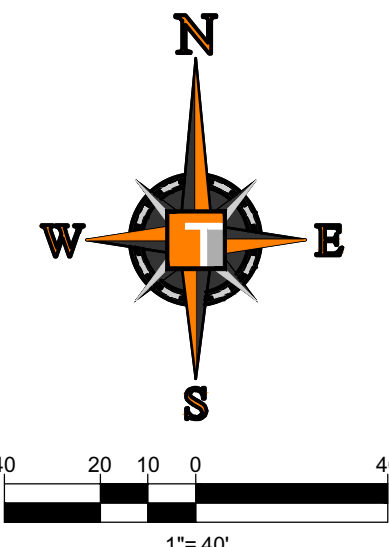
DATE: APRIL 27 2023	SCALE: 1" = 50'	SHEET: 2 OF 2
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- GENERAL NOTES**
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII 5' UNLESS OTHERWISE NOTED.
 - RADII AT THE MAIN ENTRIES SHALL BE 25' UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR SITE LIGHTING POLES, FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.
 - SITE LIGHTING IS BY OTHERS. REF. SITE LIGHTING PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A MAXIMUM 2% CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
 - FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND THE LEE COUNTY.
 - REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
 - STRIPING SHALL BE ACCORDS TO THE LEE COUNTY AND FDOT REQUIREMENTS.
 - CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.
 - REF. BUILDING PLANS FOR ALL EXTERIOR STAIRS DETAILS.
 - 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.
 - STRIPING SHALL BE 4" SOLID WHITE LINES.
 - 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.
 - 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.
 - THERE ARE NO POTENTIAL IMPACTS TO GROUND AND SURFACE WATERS, WETLANDS OR FLOOD PLAINS ANTICIPATED DUE TO CONSTRUCTION OF THIS PROJECT. IF REQUIRED, DOWATERING WILL REMAIN ON SITE. SURFACE WATER MANAGEMENT FOLLOWS THE MASTER SYSTEM.

NOTE: SEE SHEET C-5.0 FOR WATER MAIN EXTENSION

PROPOSED FLOOR & DECOR
BUILDING AREA = ±75,149 S.F.
F.F.E. 11.60' NAVD

TOTAL WETLAND "B"
A = 1.516 ACRES
MINUS IMPACTED (0.388 AC)
AREA LEFT = 1.128 AC



LEGEND:

PROPERTY LINE	PUBLIC ACCESSIBLE OPEN SPACE
PROPOSED BUILDING	PRESERVATION AREA
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	PROPOSED 10' CURB
PROPOSED HEAVY DUTY ASPHALT PAVEMENT	PROPOSED 12' CURB
EXISTING SIDEWALK	PROPOSED PARKING SPACE COUNT
PROPOSED CONCRETE SIDEWALK	PROPOSED HC SPACE
EXISTING PAVEMENT ASPHALT	DIRECTIONAL ARROW FOR SITE PLAN INFORMATION ONLY
PROPOSED HEAVY DUTY CONCRETE	PROPOSED LIGHT POLE / LIGHT FIXTURE LOCATION
PROPOSED BUILDING PERIMETER GREEN SPACE	PROPOSED SIGN
IMPACTED WETLAND AREA	PROPOSED COUNTY SIDEWALK
	PROPOSED HEAVY DUTY APRON PAVEMENT (COUNTY)

SITE DATA

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

KCI TECHNOLOGIES - SURVEYORS 4041 CRESCENT PARK DRIVE, TAMPA, FL 33578 TELEPHONE: (813) 740-2300	FLOOR & DECOR 2800 NE PINE ISLAND RD. NORTH FT MYERS, FL 33903
APPLICANT:	
SITE ADDRESS:	
PARCEL STRAPS:	04-44-24-00-00014.0000 04-44-24-00-00015.0000 10152648 & 10152649
FOLIO ID:	
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.
FIRE DISTRICT:	N. FT MYERS FIRE CONTROL DISTRICT

MIN PERVIOUS: 30% ON COMMERCIAL DEVELOPMENTS	
SITE AREA BREAKDOWN:	
EXISTING	PROPOSED
IMPERVIOUS AREA:	165,511 S.F. (3.80 ACRES) - 47.55%
BUILDING AREA:	75,149 S.F. (1.73 ACRES) - 21.59%
PAVEMENT VIA AREA:	81,039 S.F. (1.86 ACRES) - 23.28%
SIDEWALK/CURB/ETC:	9,323 S.F. (0.21 ACRES) - 2.68%
PERVIOUS AREA (TOTAL):	347,993 S.F. (7.989 ACRES) - 99.98%
GREEN SPACE:	68,518 S.F. (1.57 ACRES) - 19.68%
INDIGENOUS VEG. PRESERVE:	74,733 S.F. (1.72 ACRES) - 21.47%
POND:	37,458 S.F. (0.86 ACRES) - 10.76%
2' VEHICULAR OVERHANG:	1,860 S.F. (0.04 ACRES) - 0.53%

AREA:	348,080 S.F. (7.99 ACRES) - 100%	348,080 S.F. (7.99 ACRES) - 100%
FAR/LOT COVERAGE:	MAXIMUM 0.45	PROPOSED 0.216
OPEN SPACE		
TOTAL REQUIRED OPEN SPACE	30% OR 30% X 7.99 AC = 2.40 ACRES	
TOTAL REQUIRED INDIGENOUS VEG. OPEN SPACE	50% X 2.40 AC = 1.20 ACRES	
TOTAL OPEN SPACE	REQUIRED 2.40 ACRES	PROPOSED 4.19 ACRES
TOTAL INDIGENOUS VEG. OPEN SPACE	1.20 ACRES	1.72 ACRES
(INDIGENOUS VEG. AREA INCLUDES 100 FT PRESERVATION AREA ON SOUTH PROPERTY LINE AND WETLAND AREA REMAINING)		

PUBLIC ACCESSIBLE OPEN SPACE	10% OF GFA	10.3% OF GFA
	10% x 75,149 = 7,515 SF	7,600 SF PERVIOUS

FLOOR AREA RATIO (F.A.R.):	75,149 SF BUILDING - 1.72 AC (75,149 SF)(STORE)
DEVELOPABLE AREA:	7.991 AC OR (348,080 SF)

FLU CONSERVATION - UPLAND & WETLAND = DEVELOPMENT AREA = 7.99 AC - 1.37 AC =	1.37 AC
	6.62 AC

DISTRICT REQUIREMENTS CHART:		
BLDG. HEIGHTS:	<u>MAXIMUM</u> 35'	<u>PROPOSED</u> 35'-1/2"
BLGD. SETBACKS:		
	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT ROW (N)	25'	104.67'
SIDE (W)	50'	128.39'
SIDE ROW (E)	15'	58.56'
REAR (S)	25'	189.09'

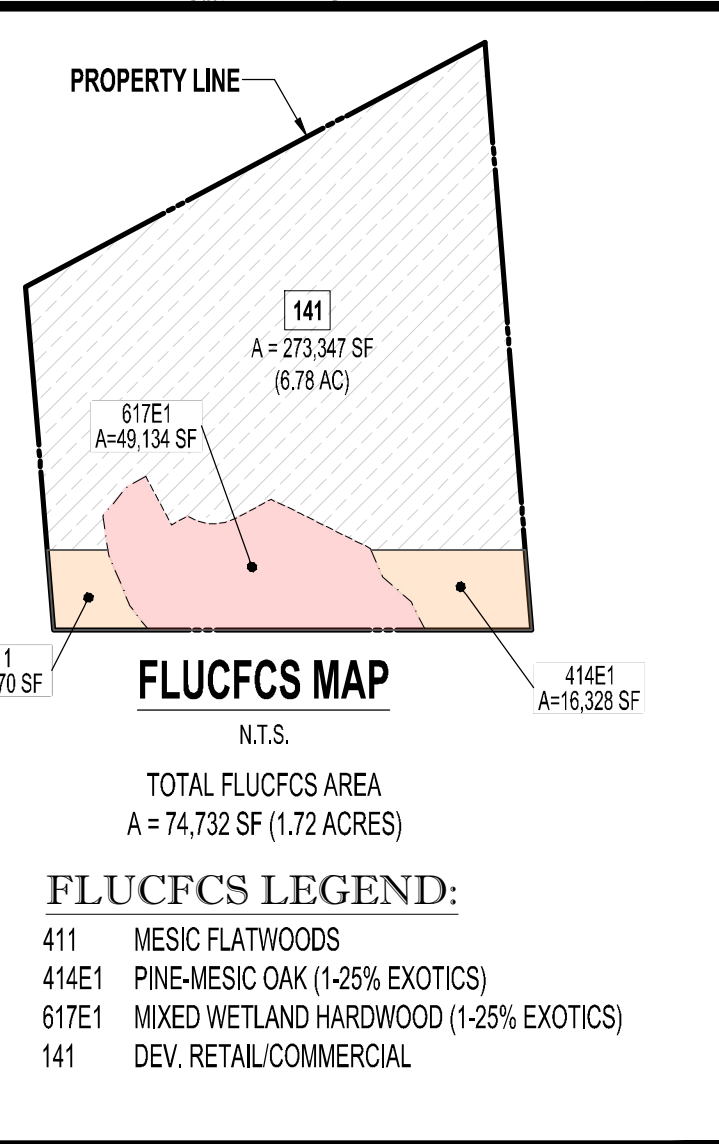
LANDSCAPE BUFFERS:	REQUIRED	PROPOSED
FRONT ROW(N)	20'	20'
SIDE (W)	15'	15'
SIDE ROW(E)	20'	20'
REAR (S)	20' W/ WALL OR 50'	50'

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	

STANDARD PARKING	REQUIRED 102 SPACES	PROPOSED 122 SPACES
ACCESSIBLE PARKING	5 SPACES	6 SPACES
EV CHARGING PARKING	2 SPACES	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	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'



NOTE:
F&D CONTRACTOR TO ASBUILT AND ENSURE ADA COMPLIANCE FOR SLOPE AND DIMENSIONS

AMERICANS WITH DISABILITIES ACT:
1. MAXIMUM SLOPE IN ANY DIRECTION IS 1:48 (~2.0%)

LEE COUNTY NOTES:

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

LOADING BAYS AND COMPACTOR NOTES TO DESIGNER:

- LOADING BAYS WILL BE 48" BELOW FINISH FLOOR.
- COMPACTOR WILL BE 48" BELOW FINISH FLOOR.
- THE FIRST 10' WILL HAVE A NET SLOPE OF 0% MINIMUM SLOPE TO TRENCH DRAIN IS 1.5%.
- NEXT 40.5' WILL HAVE A SLOPE OF 2%.
- THE REST OF THE CONCRETE AREA WILL HAVE A 6% SLOPE.
- COMPACTOR LONGITUDINAL SLOPE WILL BE 5.0% MAX.
- COMPACTOR CROSS SLOPE WILL BE 1.0% MAX.

FLOOR & DECOR

2500 WINDY RIDGE PARKWAY, SE
ATLANTA, GA 30339

SBLM

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33 Walt Whitman Road
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Huntington Station, NY 11746
Telephone 631 683 5588
Fax 631 683 5591

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ccj

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(314) 491-2523

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

PROJECT

FLOOR & DECOR

NORTH FORT MYERS, FL (CAPE CORAL)

2800 NE PINE ISLAND ROAD
CAPE CORAL, FL 33909

ISSUE DATE: 09/08/2023
STORE NUMBER: 180
AREA: 75,149 SF
JOB NUMBER: 023033
PROTOTYPE: 023032

ISSUE

1	100% SET	09/27/2023
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Digitally signed by Edward M. McDonald
DN: cn=Edward M. McDonald, o=THOMAS ENGINEERING GROUP LLC, ou=Professional Seal, email=edward.mcdonald@thomas-engineering.com, c=US

EDWARD M. McDONALD, P.E.
March 12, 2024
FLORIDA LICENSE NO. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27328

SHEET MASTER CONCEPT PLAN

MCP