

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

WHEREAS, an application was filed by the property owner, Michael Vellucci, to rezone a 7.99± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) in reference to Floor & Décor; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised to be held on June 6, 2024. On June 6, 2024, prior to commencing the case presentation, the Hearing Examiner continued the hearing until July 11, 2024. On July 11, 2024, the public hearing was held; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2023-00038 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on August 7, 2024 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 7.99± acre parcel from AG-2 to CPD, to allow 80,000 square feet of retail floor area.

The property is located in the Commercial, Wetlands, Conservation Lands, Upland and Wetland Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS

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

1. Master Concept Plan (MCP)/Development Parameters
 - a. MCP. Development must be substantially consistent with the one-page MCP entitled "Floor & Décor, North Fort Myers," dated April 16, 2024 (Exhibit C), except as modified by the conditions below.
 - b. LDC and Lee Plan. Development must comply with the LDC and Lee Plan at time of local development order approval, except as may be granted by deviation herein. Subsequent changes to the MCP or conditions/deviations are subject to the planned development amendment process established in the LDC.

- c. Development Parameters. Project intensity is limited to a maximum of 80,000 square feet of commercial uses.

2. Uses and Site Development Regulations

- a. Schedule of Uses
Accessory Uses and Structures
Administrative Offices
ATM (automatic teller machines)
Essential Services
Essential Service Facilities, Group I
Excavation: Water Retention
Excess Spoil Removal
Household and Office Furnishings, Groups I & III
Signs

- b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area: 8 acres
Width: 430 feet
Depth: 600 feet

Minimum Setbacks:

Street (Public): 25 feet
Side: 25 feet
Rear: 25 feet
Water Body: 25 feet

Development Perimeter Building Setback: 25 feet

Maximum Building Height: 35 feet

Minimum Building Separation: One-half the sum of the heights of both buildings, or 20 feet, whichever is greater.

Maximum Lot Coverage: 45%

Minimum Open Space: 30%

3. Environmental

- a. Development order plans must depict/include:
 - i. 4.19 acres of open space.
 - i. 10% publicly accessible open space.
 - ii. A map depicting where mechanical and hand-removal methods of exotic vegetation removal will be located. Indigenous preservation areas are limited to hand removal of exotics only.
 - iii. An indigenous management plan.

- iv. The preservation of native heritage trees with at least a 20-inch caliper DBH to the maximum extent possible. If a heritage tree must be removed from, a replacement tree with a minimum 20-foot height must be planted within open space.
 - v. A tree barricade and protection plan.
 - vi. An erosion control plan with illustrations of how fill is impacting existing preservation trees.
- b. The buffer material/vegetation must be measured from the parking lot grade of the project at the time of the first development order
 - c. Developer may not commence construction impacting wetlands until issuance of required state and federal permits. Development activity must comply with required state and federal wetland permits and applicable local development permits.

4. Development Permits

County development permits do not create rights to obtain permits from state/federal agencies. Further, County development permits do not create liability on the part of the County if Applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or undertakes actions in violation of state/federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

SECTION C. DEVIATIONS

1. Connection Separation. Deviation (1) from the LDC § 10-285(a), which requires a minimum of 330-foot connection separation on major collector roads in the future suburban areas, to allow a 312-foot connection separation from NE Pine Island Road intersection to the northern access point of the subject site. This deviation is APPROVED.
2. Connection Separation. Deviation (2) from the LDC § 10-285(a), which requires a minimum of 330-foot connection separation on major collector roads in the future suburban areas, to allow a 286-foot connection separation between the northern and southern access points to the site on Barrett Road. This deviation is APPROVED SUBJECT TO the condition that the northern access point is limited to right-in only. The southern entrance may be a full access point.

SECTION D. EXHIBITS

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

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. As conditioned herein, the proposed CPD:
 - a. Complies with the Lee Plan. See Lee Plan Goals 2, 4, 6, 30, 158, Objective 2.1, 2.2, 30.5, 39.1, and Policies 1.1.10, 1.4.6, 1.5.1, 1.7.6, 2.1.1, 2.2.1, 5.1.5, 6.1.3, 6.1.4, 6.1.7, 30.2.5, 30.2.9, 39.1.1, 123.2.4, 123.2.8, 124.1.1; Lee Plan Maps 1A-B, 2A.
 - b. Complies with the LDC and other County regulations. See LDC §§ 10-1, 10-416, 33-1531 *et. seq.*, 34-623, 34-625, 34-934.
 - c. Is compatible with existing and planned uses in the area. See Lee Plan Policies 1.1.10, 2.1.1, 2.1.2, 2.2.1, 5.1.5, 6.1.1, 6.1.3, 6.1.4, 6.1.6, 6.1.7, LDC §§ 34-411(c), (i), and (j).
 - d. Will provide sufficient access to support the proposed development. See LDC § 10-285(a).
 - e. Expected impacts on transportation facilities will be addressed by existing County regulations or conditions of approval. See Lee Plan Goal 39, Policy 6.1.5, 39.1.1; LDC § 34-411(d).
 - f. Will not adversely affect environmentally critical areas and natural resources. See Lee Plan Goal 77, Objectives 4.1, 77.2; Policies 1.4.6, 1.5.1, 123.2.4, 123.2.8, 123.2.9, and LDC § 34-411(h).
 - g. Will be served by urban services. See Lee Plan Glossary, Maps 4A-B, Goal 2; Objectives 2.1, 2.2, 4.1; Policies 2.2.1, 6.1.4, and Standards 4.1.1 and 4.1.2; LDC § 34-411(d).
 - h. The proposed mix of uses is appropriate at the proposed location. See Lee Plan Policies 1.1.10, 2.1.1, 6.1.1, and 6.1.7.
 - i. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. See Lee Plan Policy 6.1.1; See *a/so* LDC Chapters 10, 33, and 34.
 - j. As conditioned herein, the deviations:
 - i. Enhance the objectives of the planned development; and
 - ii. Protect public health, safety, and welfare. See LDC § 34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

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

Adopted by unanimous consent.

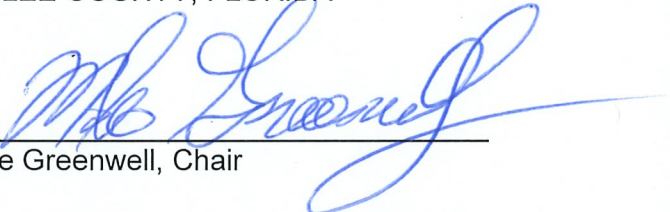
Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 7th day of August 2024.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

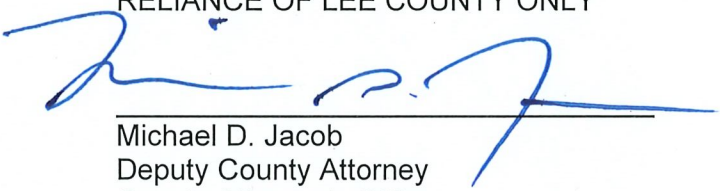
BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Mike Greenwell, Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


Michael D. Jacob
Deputy County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
2024 SEP 25 PM 2:21

Exhibit A

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

DESCRIPTION: FLOOR & DECOR PARCEL (PREPARED BY SURVEYOR)

A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AND BEING PREMISES DESCRIBED IN DEED TO DANIEL RENOLLETT, RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 2011000222648, ALL REFERENCES HEREIN ARE TO PUBLIC RECORDS OF LEE COUNTY, FLORIDA, PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST; THENCE WITH THE EAST LINE OF SAID NORTHWEST 1/4, SOUTH 04°33'12" EAST, A DISTANCE OF 584.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 (NE PINE ISLAND ROAD) PER FDOT RIGHT-OF-WAY MAP SECTION #12060-2519; THENCE WITH SAID SOUTH LINE SOUTH 61°58'00" WEST, A DISTANCE OF 65.32 FEET TO THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 AND WEST RIGHT-OF-WAY LINE OF BARRETT ROAD AND THE POINT OF BEGINNING; THENCE WITH SAID WEST LINE SOUTH 04°32'48" EAST, A DISTANCE OF 737.18 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 4; THENCE WITH SAID SOUTH LINE SOUTH 89°58'30" WEST, A DISTANCE OF 597.19 FEET TO THE EAST LINE OF PREMISES RECORD IN INSTRUMENT NUMBER 2019000114584; THENCE WITH SAID EAST LINE NORTH 04°41'25" WEST, A DISTANCE OF 430.94 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78; THENCE WITH SAID SOUTH LINE NORTH 61°58'00" EAST, A DISTANCE OF 650.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 7.999 ACRES (348,040 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES:

- 1) THIS IS NOT A FIELD SURVEY. THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE. THIS IS NOT A BOUNDARY SURVEY.
- 2) 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.
- 3) ADDITIONS AND/OR DELETIONS TO THIS SKETCH OF DESCRIPTION, BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 4) PRINTED COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. DIGITAL COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT CONSIDERED VALID WITHOUT THE ELECTRONIC SIGNATURE AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

REVIEWED
DCI2023-00038
Rick Burris, Principal
Planner
Lee County DCD/Planning
4/1/2024

KCI # 512302600.00		
REV#	REVISION	DATE
0	ISSUED	11/16/23



MATTHEW BOONE
FLORIDA PROFESSIONAL SURVEYOR
& MAPPER NO. 7414

Digitally signed
by Matthew C

Boone

Date: 2023.11.16
16:10:37 -05'00'



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

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

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

DATE: NOV 16, 2023	SCALE: NTS	SHEET: 1 OF 2
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SECTION 4, TOWNSHIP 44 SOUTH,
RANGE 24 EAST
LEE COUNTY, FLORIDA

POINT OF COMMENCEMENT
NORTHEAST CORNER OF
THE NORTHWEST 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)

N61°58'00"E 650.28'
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'

REVIEWED
DCI2023-00038
Rick Burris, Principal
Planner
Lee County DCD/Planning
4/1/2024

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

S89°58'30"W 597.19'

WEST RIGHT-OF-WAY LINE
OF BARRETT ROAD

737.18'
(BEARING BASIS)
S04°32'48"E

BARRETT ROAD
60' PUBLIC RIGHT-OF-WAY
(FDOT RIGHT-OF-WAY MAP SECTION 12060-2519)

OWNER: DD PINE ISLANDS LLC
PARCEL #04-44-24-00-00023.0000
INSTRUMENT #2023000057451

430.94'
N04°41'25"W

SEE (F) OF THE
ADJACENT
PROPERTY TABLE

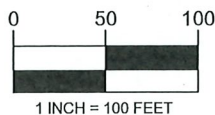
OWNER: ROTTINGHAUS, THOMAS G
PARCEL #04-44-24-00-00022.0040
INSTRUMENT #2016000101608

SEE (A) OF THE
ADJACENT
PROPERTY TABLE

SEE (B) OF THE
ADJACENT
PROPERTY TABLE

SEE (C) OF THE
ADJACENT
PROPERTY TABLE

SEE (D) OF THE
ADJACENT
PROPERTY TABLE



NOT A FIELD SURVEY

LEGEND

R/W = RIGHT-OF-WAY LINE

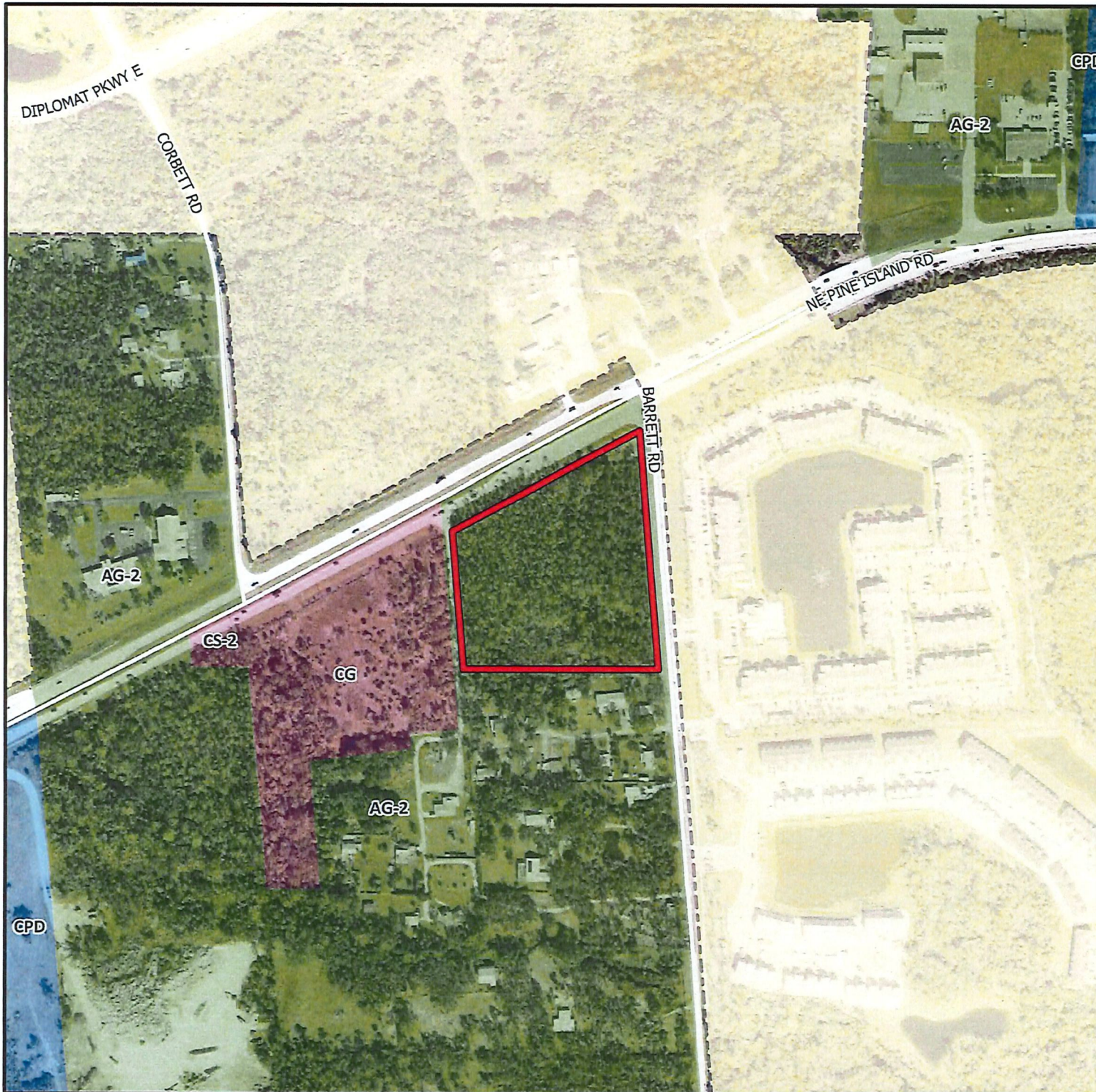


KCI TECHNOLOGIES
LICENSED BUSINESS # 6901
3915 N US HIGHWAY 301
TAMPA, FL 33619
PHONE: (813) 740-2300

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

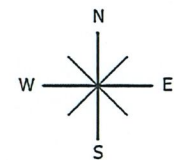


DCI2023-00038

Zoning

 Subject Property

 City Limits

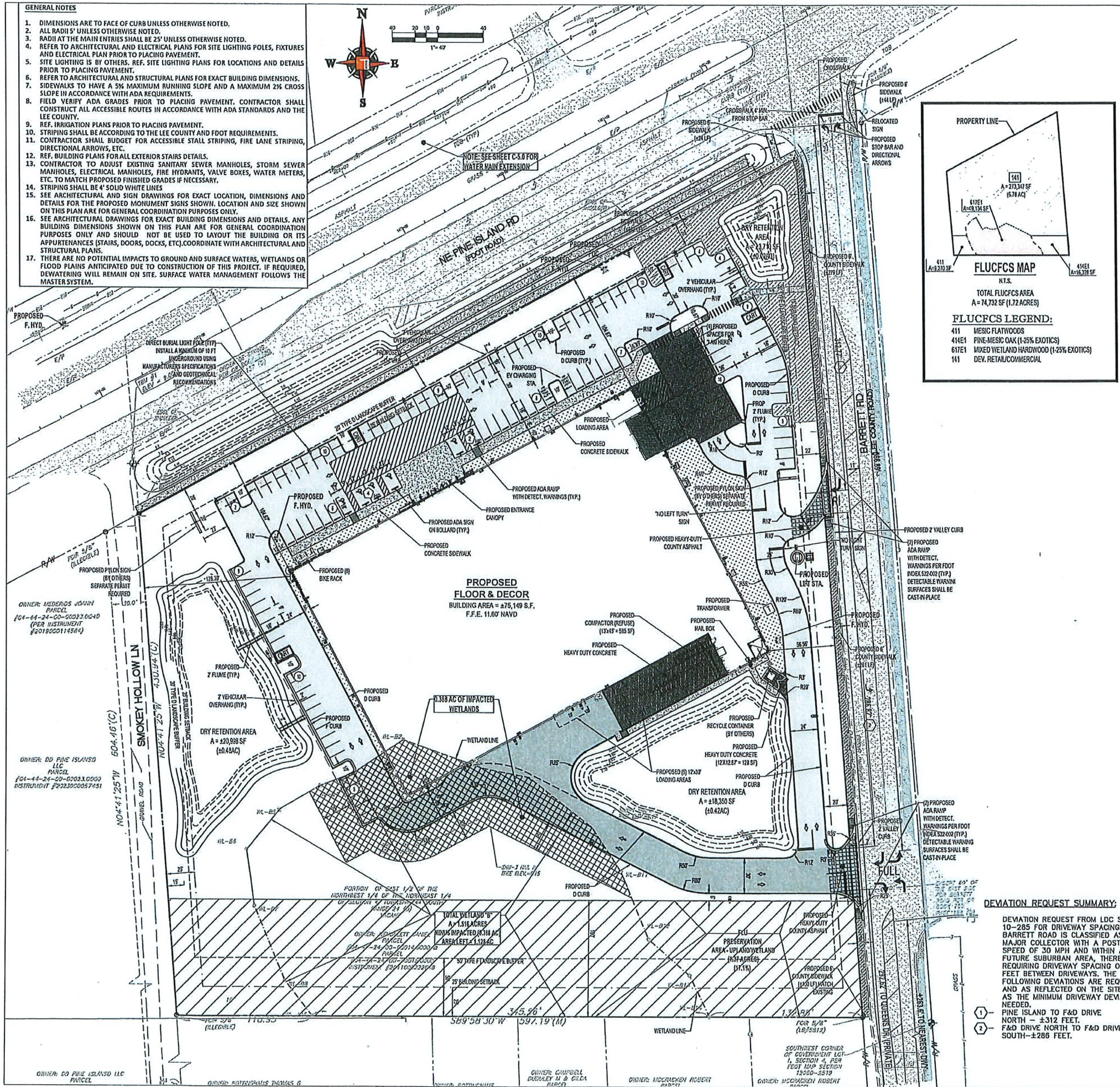


0 300 600 900
Feet



EXHIBIT B

- GENERAL NOTES**
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. 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.



LEGEND:

- | | | | | | | | | | |
|------------------|-------------------|---|--------------------------------------|-------------------|----------------------------|---------------------------|------------------------------|---|-----------------------|
| PROPERTY LINE | PROPOSED PAVEMENT | PROPOSED STANDARD DUTY ASPHALT PAVEMENT | PROPOSED HEAVY DUTY ASPHALT PAVEMENT | EXISTING SIDEWALK | PROPOSED CONCRETE SIDEWALK | EXISTING PAVEMENT ASPHALT | PROPOSED HEAVY DUTY CONCRETE | PROPOSED BUILDING PERIMETER GREEN SPACE | IMPACTED WETLAND AREA |
| PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. |
| PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. | PROPOSED F. HYD. |

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

APPLICANT:
SITE ADDRESS:
PARCEL STRAPS:
FOLIO ID:

FLOOR & DECOR
2800 NE PINE ISLAND RD.
NORTH FT MYERS, FL 33903

04-44-24-00-00014.0000
04-44-24-00-00015.0000
10152648 & 10152649

MIN PERVIOUS: 30% ON COMMERCIAL DEVELOPMENTS

SITE AREA BREAKDOWN:	EXISTING	PROPOSED
IMPERVIOUS AREA:	87,000 S.F. (0.002 ACRES) - 0.02%	105,511 S.F. (3.80 ACRES) - 47.55%
BUILDING AREA:		75,149 S.F. (1.73 ACRES) - 21.59%
PAVEMENT VULVA AREA:		81,039 S.F. (1.85 ACRES) - 23.28%
SIDEWALK/CURB/ETC:	87,000 S.F. (0.002 ACRES) - 0.02%	9,323 S.F. (0.21 ACRES) - 2.68%
PERVIOUS AREA (TOTAL):	347,993 S.F. (7.99 ACRES) - 99.98%	182,569 S.F. (4.19 ACRES) - 52.45%
GREEN SPACE:		68,518 S.F. (1.57 ACRES) - 19.68%
INDIGENOUS VEG. PRESERVE:		74,733 S.F. (1.72 ACRES) - 21.47%
POUD:		37,458 S.F. (0.86 ACRES) - 10.76%
Z VEHICULAR OVERHANG:		1,850 S.F. (0.04 ACRES) - 0.53%
AREA:	348,080 S.F. (7.99 ACRES) - 100%	348,080 S.F. (7.99 ACRES) - 100%
FARLOT COVERAGE:	MAXIMUM 0.45	PROPOSED 0.216
OPEN SPACE:		
TOTAL REQUIRED OPEN SPACE:	30% OR 30% X 7.99 AC = 2.40 ACRES	50% X 2.40 AC = 1.20 ACRES
TOTAL REQUIRED INDIGENOUS VEG. OPEN SPACE:		
TOTAL OPEN SPACE:	2.40 ACRES	PROPOSED 4.19 ACRES
TOTAL OPEN SPACE AREA INCLUDES ALL OF THE PERVIOUS AREA ON SITE. REFERENCE LDC 10-419:		
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% X 75,149 SF = 7,515 SF	10.3% OF GFA 7,600 SF PERVIOUS
FLOOR AREA RATIO (F.A.R.):		
GROSS FLOOR AREA:	75,149 SF BUILDING - 1.72 AC (75,149 SF) (STORE)	
NON-RESIDENTIAL DEVELOPMENT USE:		
DEVELOPABLE AREA:	7.99 AC OR (348,080 SF)	

LANDSCAPE BUFFERS:

FRONT ROW(N)	REQUIRED 20'	PROPOSED 20'
SIDE (W)	REQUIRED 15'	PROPOSED 15'
SIDE ROW(E)	REQUIRED 20'	PROPOSED 20'
REAR (S)	REQUIRED 20' W/VAL OR 50'	PROPOSED 20'

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

DEVIATION REQUEST SUMMARY:

DEVIATION REQUEST FROM LDC SECTION 10-2.05 FOR DRIVEWAY SPACING. BARRETT ROAD IS CLASSIFIED AS A MAJOR CORridor WITH A POSTED SPEED OF 30 MPH AND WITHIN A FUTURE SUBURBAN AREA, THEREFORE REQUIRING DRIVEWAY SPACING OF 330 FEET BETWEEN DRIVEWAYS. THE FOLLOWING DEVIATIONS ARE REQUESTED AND AS REFLECTED ON THE SITE PLAN AS THE MINIMUM DRIVEWAY DEVIATION NEEDED. PINE ISLAND TO F&D DRIVE NORTH - ±312 FEET. F&D DRIVE NORTH TO F&D DRIVE SOUTH - ±286 FEET.

DCI2023-00038

FLOOR & DECOR

2500 WHOLEY RIDGE
PARADISE, SE
ATLANTA, GA 30339

SBLM

SBLM Architects AA-0003434
33 West Whitman Road
Suite 200A
Huntington Station, NY 11746
Tel: 631 883 5555
Fax: 631 883 5591

A.V. SCHWAB & ASSOCIATES

CONSULTING ENGINEERS
1000 E. 10th Ave., Suite 100
Tomball, Texas 77375
Phone: 281 358 1111
Fax: 281 358 1111

dbassodates

CONSULTING ENGINEERS
1000 E. 10th Ave., Suite 100
Tomball, Texas 77375
Phone: 281 358 1111
Fax: 281 358 1111

THOMAS

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE., SUITE 101
TAMPA, FL 33612
(813) 378-1100

FLOOR & DECOR

NORTH FORT MYERS, FL (CAPE CORAL)

2800 NE PINE ISLAND ROAD
CAPE CORAL, FL 33909

ISSUE DATE: 09/08/2023
STORE NUMBER: TBD
AREA: 75,149 SF
JOB NUMBER: 023033
PROTOTYPE: 2023.02

EDWARD M. McDONALD, P.E.
April 18, 2024
FLORIDA LICENSE NO. 71615
FLORIDA BUSINESS CERT. OF AUTH. NO. 27271
-SHEET-
MASTER CONCEPT
PLAN

MCP

Approved as Exhibit C
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