



Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

August 5, 2025

Keith Long
Long Law, P.A.
1306 SE 46TH Lane, Suite 1
Cape Coral, FL 33904

Re: Request for Special Exception (Consumption on Premises)
SEZ2024-00007
Fiore's Café & Garden Center - COP

Dear Mr. Long,

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the submittal requirements contained in the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The insufficiency comments must be addressed within thirty (30) calendar days of this letter, or the case will be considered withdrawn in accordance with the LDC.

a) Zoning

- 1) Please be advised that an updated Distance Map was not provided with the most recent resubmittal packet although referenced in the most recent resubmittal. Please provide an updated distance map that adheres to the code required measurement guideline established in [LDC Section 34-1264\(b\)\(1\)a](#). (hyperlink attached). Please also see below:
 - a) The distance map provided on February 6, 2025, to staff does not accurately measure the distance from the closest public entrance or exit of the establishment primarily engaged in the sale of alcoholic beverages to the entrance or exit of the nearest religious facility, school (noncommercial), day care center (child), dwelling unit or park.

Informational Comment: The LeeGIS Data Explorer and GeoViewer may not depict the most accurate information regarding a property's boundary line. This can affect the measurement being provided and result in inaccurate measurements. Please ensure the Distance Map accurately reflects the information being provided in the Narrative.

a) Legal Description

- 1) Boundary Survey
 - a) Please be advised that the boundary survey does not include the legal description provided on the title certification followed by an also described statement with the

metes and bounds description from the legal description and accompanying sketch. Additionally, the boundary survey includes the ROW of Pine Ridge Road, which is not included in the legal description and pursuant to the boundary survey is not within an easement. Please review accordingly.

- b) The boundary survey includes an ingress-egress, utility & drainage easement across the north 30 feet recorded in Official Records Book 2216 Page 589 (Exhibit "I") which is not included in the title certification. Please review accordingly.

Please feel free to contact me at (239) 533-8350 or BSchroeder@leegov.com if you have any questions.

Sincerely,

Brianna Schroeder, Planner
Department of Community Development
Zoning Section