

EXHIBITS

CASE # SEZ2024-00007

CASE NAME: FIORE'S CAFÉ & GARDEN
CENTER COP

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? YES NO

LOCATION OF BOARDS _____

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

EXHIBITS
APPLICANT

Case #
STAFF

SEZ2024-00007

#1 _____

#1 _____ Staff Report

#2 _____

#2 _____ 2/8-Hour

#3 _____

#3 _____ Power Point (hard copy)

#4 _____

#4 _____

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#9 _____

#9 _____

#10 _____

#10 _____

OTHER EXHIBITS

NAME

NUMBER

DESCRIPTION

_____ # _____

_____ # _____

_____ # _____

_____ # _____

_____ # _____

_____ # _____

**LEE COUNTY, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT**

Case Number: SEZ2024-00007

Type of Case: Special Exception (Consumption on Premises)

Case Name: Fiore's Café and Garden Center - COP

Area Subject to Request: 3.7± Acres

Commissioner District: District 3 (Commissioner Mulicka)

Sufficiency Date: September 22, 2025

Hearing Date: November 12, 2025

RECEIVED

NOV - 4 2025

BY: HEARING EXAMINER'S OFFICE

Summary of Request and Recommendation

Keith Long with Long Law, P.A. has requested a Special Exception on behalf of the owner, Property Care Landscapes, LLC, to allow Consumption on Premises (COP) for a 2-COP (beer and wine) alcoholic beverage license in conjunction with a Café (Restaurant, Group II), which offers outside seating and is ancillary to an existing Lawn and Garden Supply Store, known as Fiore's Landscape Garden Center. Land Development Code (LDC) Section 34-1264(a)(2)a.2 requires a Special Exception for any establishment within 500 feet of a religious facility, school (noncommercial), daycare center (child), park, or dwelling unit under separate ownership offering outdoor seating in conjunction with a Group II restaurant.

The subject property is located within 500 feet of a dwelling unit under separate ownership and is located at 15885 Pine Ridge, Fort Myers, FL 33908 (STRAP # 32-45-24-00-00026.0060). A legal description of the property is attached as Attachment C.

Staff recommends **APPROVAL** of the applicant's request subject to the conditions found in the conclusion of the analysis of this request.

History of Parcel and Character of Area

The subject property is approximately ±3.7 acres in area and is located south of Gladiolus Drive, east of Pine Ridge Road, and north of Kelly Road. The subject property is zoned Commercial (C-1A) and is located in the Urban Community Future Land Use Category in accordance with the Lee Plan.

In 1975, the subject property was rezoned from Agricultural (AG-2) to Commercial (C-1A) with a variance to approve the service and maintenance of disposal equipment, with the stipulation that screening is to be provided by Resolution Z-75-227 (see Attachment D). Following this approval, in 1977, a Special Permit was approved by Resolution Z-77-159 (see Attachment E) to permit a mobile home office and guard quarters in conjunction with the use that was approved by Resolution Z-75-227 (see Attachment D). The surrounding area was also rezoned from Agricultural (AG-2) to Commercial (C-1A), Light Industrial (IL), and General Industrial (IG), which occurred between the late 1970s and early 1980s.

STAFF'S EXHIBIT # 1

Pursuant to Lee County Records, a Development Order (DOS2019-00048) was issued and completed for single-phase construction of infrastructure to support the lawn and garden supply store. Following this, in 2019 and 2020, three Commercial Building Permits were issued in conjunction with the Development Order (DOS2019-00048) and are as follows:

Permit Number	Scope of Work	Status
COM2019-02153	Building One – Sales Center (Building to the North)	Closed – CO Issued
COM2020-00117	Building Two – Office (Building to the South)	Closed – CO Issued
COM2020-00118	A trellis to be shared between buildings one and two	Closed – CC Issued

In 2024, a change of use was completed through an Occupancy Inspection Checklist (OCC2024-00836) (see Attachment F) to permit a Café (Restaurant, Group II) to occupy building one, which was previously utilized as the sales center.

Between 2024 and 2025, two shade structures were constructed. One is located behind the trellis (between buildings one and two to the east of the existing parking area) and another over the proposed outside seating area for the Café as depicted on the special exception site plan. According to Lee County Records, there are no Limited Development Order applications or Commercial Building Permit applications for these structures. Although there are no open Code Violations, a condition for the applicant to acquire the applicable development permits is recommended by staff.

The applicant submitted an application for an Administrative Deviation (ADD2025-00067) pursuant to **LDC Section 10-104** to request relief from **Land Development Code (LDC) Section 10-261(a)**, which requires all commercial businesses to provide sufficient on-site space for recyclable materials collection, to allow for roll-out totes in lieu of a dumpster to be shielded and enclosed within a 140 square foot solid waste collection area. This request was approved on July 2, 2025 (see Attachment M).

Areas surrounding the subject property can be characterized as follows:

North

Properties located north of the subject property are currently developed and zoned Commercial (C-1A), Light Industrial (IL), General Industrial (IG), and Community Commercial (CC). All these properties are located in the Urban Community category according to the Future Land Use Map of Lee County (Lee Plan). Lee County records indicate that the properties located directly to the north, with a zoning designation of Light Industrial (IL) and General Industrial (IG) are currently developed with a wireless communication facility. The property that is split zoned Community Commercial (CC) and Light Industrial (IL) is developed and is currently operating as “Automotive repair and service”. The property zoned Commercial (C-1A) is currently being utilized as a residential use pursuant to Lee County Property Appraiser.

Northeast

The property located northeast of the subject property is currently undeveloped, zoned Light Industrial (IL), and is located in the Urban Community category according to the Future Land Use Map of Lee County (Lee Plan).

East

The property located to the east of the subject property is currently undeveloped, zoned Industrial Planned Development (IPD), and is located in the Urban Community category according to the Future Land Use Map of Lee County (Lee Plan). Lee County Records indicate that there is currently a Development Order application (DOS2021-00016) that is currently in review to develop a storage facility with an office building and a caretaker's residence.

South and Southeast

The properties located to the south and southeast of the subject property are zoned Light Industrial (IL) and are located in the Urban Community category according to the Future Land Use Map of Lee County (Lee Plan). The property located to the south is currently developed and Lee County Records indicate that the current use is an office (Business Services, Group I) and warehouse location for Stokes Marine, Inc. The property located to the southeast is primarily a lake and cannot be developed.

Southwest

The property located to the southwest of the subject property is currently undeveloped, zoned Commercial Planned Development (CPD), and is located in the Central Urban category according to the Future Land Use Map of Lee County (Lee Plan). Lee County Records indicate that there is currently a Development Order application (DOS2022-00005) in review to develop a 12,500 square-foot warehouse.

West

The property located to the west of the subject property is developed, zoned General Commercial (CG), and is located in the Central Urban category according to the Future Land Use Map of Lee County (Lee Plan). Lee County Records indicate that the most recent Occupancy Inspection Checklist (OCC2018-10014) approved a motorcycle parts and repair shop (Repair Shops, Group IV) to operate at this location.

Analysis

The purpose of the proposed request is to permit Consumption on Premises (COP) in conjunction with a Café (Restaurant, Group II) known as Fiore's Café, which operates as an ancillary use to the Lawn and Garden Supply Store and will be offering outdoor seating. **LDC Section 34-844** permits Consumption on Premises within the Commercial (C-1A) zoning district by either a Special Exception or Administrative Approval, which is distinguished by the supplemental regulations established in **LDC Section 34-1264**. The supplemental regulations establish that Consumption on Premises (COP) in conjunction with a Café (Restaurant, Group II), with outdoor seating may be considered through an administrative approval process, provided that:

1. The outdoor seating area is not within 500 feet of a religious facility, school (noncommercial), daycare center (child), park, or dwelling unit under separate ownership; or
2. The outdoor seating area is within 500 feet of a religious facility, school (noncommercial), daycare center (child), park, or dwelling unit under separate ownership but is a tenant of a multi-occupancy complex that is adjacent to an arterial or collector road;

The distance must be measured from any public entrance or exit of the establishment in a straight line to the nearest property line of the religious facility, school (noncommercial), day care center

(child), dwelling unit or park, or to the closest public entrance or exit of any other establishment primarily engaged in the sale of alcoholic beverages as set forth in **LDC Section 34-1264(b)(1)a**. The Café (Restaurant, Group II) is within 500 feet of a dwelling unit under separate ownership (see Attachment G), and the subject property is not part of a multi-occupancy complex; therefore, a special exception is required to consider Consumption on Premises pursuant to **LDC Section 34-1264(a)(2)a**, which states that a special exception for consumption on the premises is required for:

1. *Any establishment not covered by Subsection (a)(1) of this section; or*
2. *Any establishment, except those covered by Subsection (a)(1)g of this section, which provides outdoor seating areas for its patrons consuming alcoholic beverages;*

Land Development Code (LDC) Section 34-145(c)(3) establishes the review criteria for special exception requests. Prior to granting a special exception, the Hearing Examiner must find the applicant has proven entitlement to the special exception by demonstrating the request:

1. Is consistent with the goals, objectives, policies and intent of the Lee Plan;
2. Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable;
3. Will be compatible with existing and planned uses;
4. Will not be injurious to the neighborhood or detrimental to the public welfare; and
5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

The applicant has provided a request statement addressing the approval criteria (see Attachment H). The following provides staff's analysis of the applicant's request and whether it meets the criteria to be entitled to a Special Exception. Specifically, staff finds the request, as conditioned:

Is consistent with the goals, objectives, policies and intent of the Lee Plan

The subject property is located within the Urban Community Future Land Use Category. **Policy 1.1.4** of the Lee Plan establishes that this future land use category are areas characterized by a mixture of relatively intense commercial and residential uses with residential development being at slightly lower densities in these areas. The proposed request and subject property is located in an area with various commercial uses and low-density residential development, which is **consistent** with this Lee Plan Policy.

Lee Plan Standards 4.1.1 and 4.1.2 require any commercial development exceeding 30,000 square feet of gross leasable (floor) area and generate more than 5,000 gallons of sewage per day, must connect to a public water and sanitary sewer system. The Café is approximately 800 square feet (including approximately 400 square feet of outside seating), and the office space located in the building to the south is approximately 400 square feet. Based on the square-footage of both buildings and the total gallons of sewage being generated, the applicant is not required to connect to a public water or sanitary sewer. However, the applicant has provided a letter of availability from Lee County Utilities, which indicates this location is currently being serviced and has capacity for the Café (Restaurant, Group II) (see Attachment I), which is **consistent** with **Lee Plan Standards 4.1.1 and 4.1.2**.

The subject property is currently surrounded by various commercial uses with different levels of intensity, as well as some low-density residential uses. **Policy 6.1.4** of the Lee Plan permits commercial development to be approved only when compatible with adjacent existing and proposed land uses. Although the current development is surrounded by commercial uses and abuts one property that is commercially zoned and being utilized as a residential use, the building that sits to the north, which is being utilized as a café, has a side yard setback of ±74 feet, which abuts the lot being used as a residential use. In addition to this, the subject property has gone through development review through Development Order (DOS2019-00048) and currently has a 15-foot Type “C” buffer to the north and west, and a 5-foot Type “A” buffer to the south. Although the north building has had a change of use, the café (Restaurant, Group II) is still considered a commercial use, therefore, the required landscape buffer will not change. **Policy 6.1.6** of the Lee Plan maintains land development regulations that require commercial development to provide adequate and appropriate landscaping, open space, buffering, and architectural standards. Staff finds the request is **consistent** with **Policies 6.1.4 and 6.1.6** of the Lee Plan.

Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable

Environmental staff has reviewed the request and has determined that the proposed Special Exception will not impact environmentally critical and sensitive areas and natural resources. The site is currently developed through Development Order, DOS2019-00048, and meets the required open space and landscape requirements established in Chapter 10 of the Land Development Code (LDC).

Will be compatible with existing and planned uses and will not be injurious to the neighborhood or detrimental to the public welfare

The subject property is located within the Urban Community Future Land Use Category, which are areas characterized by a mixture of relatively intense commercial and residential uses with residential development being at slightly lower densities in these areas. The Special Exception request for Consumption on Premises (COP) for a 2-COP (beer and wine) alcoholic beverage license in conjunction with Restaurant, Group II (Café) is compatible with the existing and planned uses. The site has been developed as a Lawn and Garden Supply Store since 2019 and has had a café operating as an ancillary use since 2024. The surrounding properties have been developed with a variety of commercial uses that are but are not limited to: Office (Business Services, Group I), Automotive repair and service, Repair shops, Group IV, and a storage building. In addition to this, pursuant to Lee County Records, additional improvements are under review through a Development Order for some of the surrounding properties. The site is also appropriately buffered to reduce the chance of any residential uses being affected should the Special Exception be approved. The anticipated hours of operation are Monday through Sunday with the hours of operation being 9:00am to 5:00pm and the COP area is isolated to the Café and designated outside seating area as shown on the Site Plan and Floor Plan (see Attachments J and K), which reduces the risk of disruption to the neighboring properties.

Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

As mentioned above, the principal use for the subject property is classified as a Lawn and Garden Supply Store as defined in **LDC Section 34-2** and is as follows:

Lawn and garden supply stores means establishments primarily engaged in selling trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools and other garden supplies to the general public. These establishments primarily sell products, purchased from others, but may sell some plants which they grow themselves. Establishments primarily engaged in growing are classified as plant nurseries.

The café that is ancillary to the lawn and garden supply store is classified as Restaurant, Group II pursuant to **LDC Section 34-622(c)(43)**. Both uses are permitted by right within the Commercial (C-1A) zoning district pursuant to the use regulations table established in **LDC Section 34-844**. However, **LDC Section 34-844** establishes that the proposed request to allow Consumption on Premises (COP) for a 2-COP (beer and wine) alcoholic beverage license in conjunction with the café must obtain approval through an Administrative Approval or Special Exception.

LDC Section 34-1264 establishes the special regulations for sale or service for on-premises consumption. As previously mentioned, this project does not meet the regulations established in this code section to receive approval through the Administrative Approval process.

The subject property contains two or more different uses, which meets the definition of a “Multiple-use development” as set forth in **LDC Section 34-2012**. In accordance with **LDC Section 34-2020(b)**, which establishes parking requirements for nonresidential uses, the subject property is subject to a minimum parking space requirement of 5 spaces calculated as follows:

Building	Use	Floor Area	Requirement (Multiple-Use Development)	Total
One (North)	Café with outdoor seating	800 Square feet (includes outside area)	1 space per 350 square feet of total floor area.	3 Spaces
Two (South)	Office	400 Square feet	1 space per 350 square feet of total floor area.	2 Space
Spaces required				5 Spaces

LDC Section 34-2020(b) establishes that restaurants with outside seating must receive the same calculation rate as the total floor area. In addition to this, **note (9)** provided in **LDC Section 34-2020(b)**, establishes “*The minimum required parking requirement for Groups I, II and fast-food restaurants with no drive-up facilities located in a multiple-use development is one space per 350 square feet of total floor area.*” The Café does not offer drive-up facilities and is in a multi-use development; therefore, it qualifies for the parking reduction.

The parking calculations provided by the applicant (see Attachment H), establish that there is currently a total of 10 parking spaces available at the subject property. This is substantially more than the 5 parking spaces that are required by the Land Development Code; therefore, the applicant meets this requirement established in **LDC Sections 34-2020(b)** and **34-1264(b)(3)**.

Conclusion

The application has been assessed in line with the approval standards for a Special Exception set forth in LDC Section 34-145(c)(3) and staff has determined that the request, as conditioned, meets the review criteria for a Special Exception. The request to allow Consumption on Premises (COP) for a 2-COP (beer and wine) alcoholic beverage license in conjunction with a Café (Restaurant, Group II), which offers outside seating and is ancillary to an existing Lawn and Garden Supply Store is consistent with the Goals, Objectives and Policies set forth in the Lee Plan. The request, as conditioned, is compatible with the existing and planned uses and will not be injurious to the neighborhood or detrimental to the public welfare. Approval of the request will have no impact on environmentally critical area or natural resources and will be in compliance with applicable regulations.

Therefore, staff recommends approval of the request, subject to the following conditions:

1. Approval is limited to a 2-COP beverage license (beer and wine only) in conjunction with a Café (Restaurant, Group II).
2. The location of indoor and outdoor consumption on premises is limited to the area labeled as "COP Area" as shown on the Site Plan Stamped received July 8, 2025, and attached hereto as Attachment J and the Floor Plan attached hereto as Attachment K.
3. The hours of operation for indoor and outdoor consumption on premises are limited to Monday through Sunday from 9:00am to 5:00pm.
4. The shade structure above the outdoor seating area, designated for the Café, and the structure located behind the existing trellis connecting Buildings 1 and 2, as depicted in the Site Plan attached hereto as Attachment J, are required to apply for a Limited Development Order and obtain a Commercial Building Permit.

Attachments:

A – Expert Witness List
B – Aerial, Current Zoning, and Future Land Use Maps
C – Legal Description
D – Resolution Z-75-227
E – Resolution Z-77-159
F – Certificate of Occupancy for OCC2024-00836
G – Distance Maps
H – Applicant's Request Narrative
I – Lee County Utilities: Letter of Availability
J – Site Plan
K – Floor Plan
L – Menu
M – ADD2025-00067 Resolution

ATTACHMENT A

LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

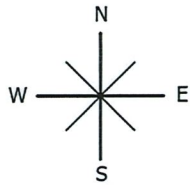
Brianna Schroeder, Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Elizabeth Workman, Principal Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

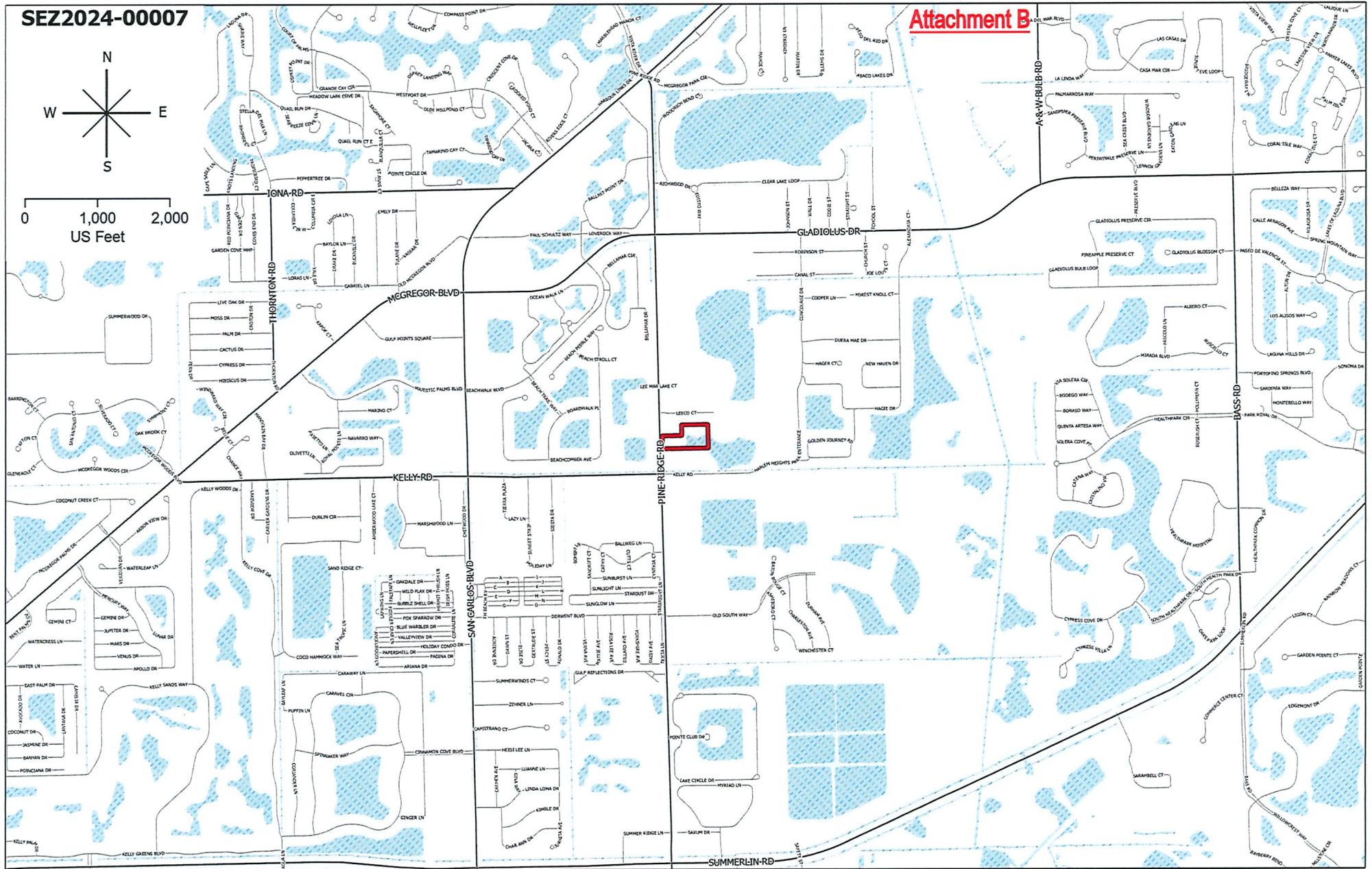
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- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

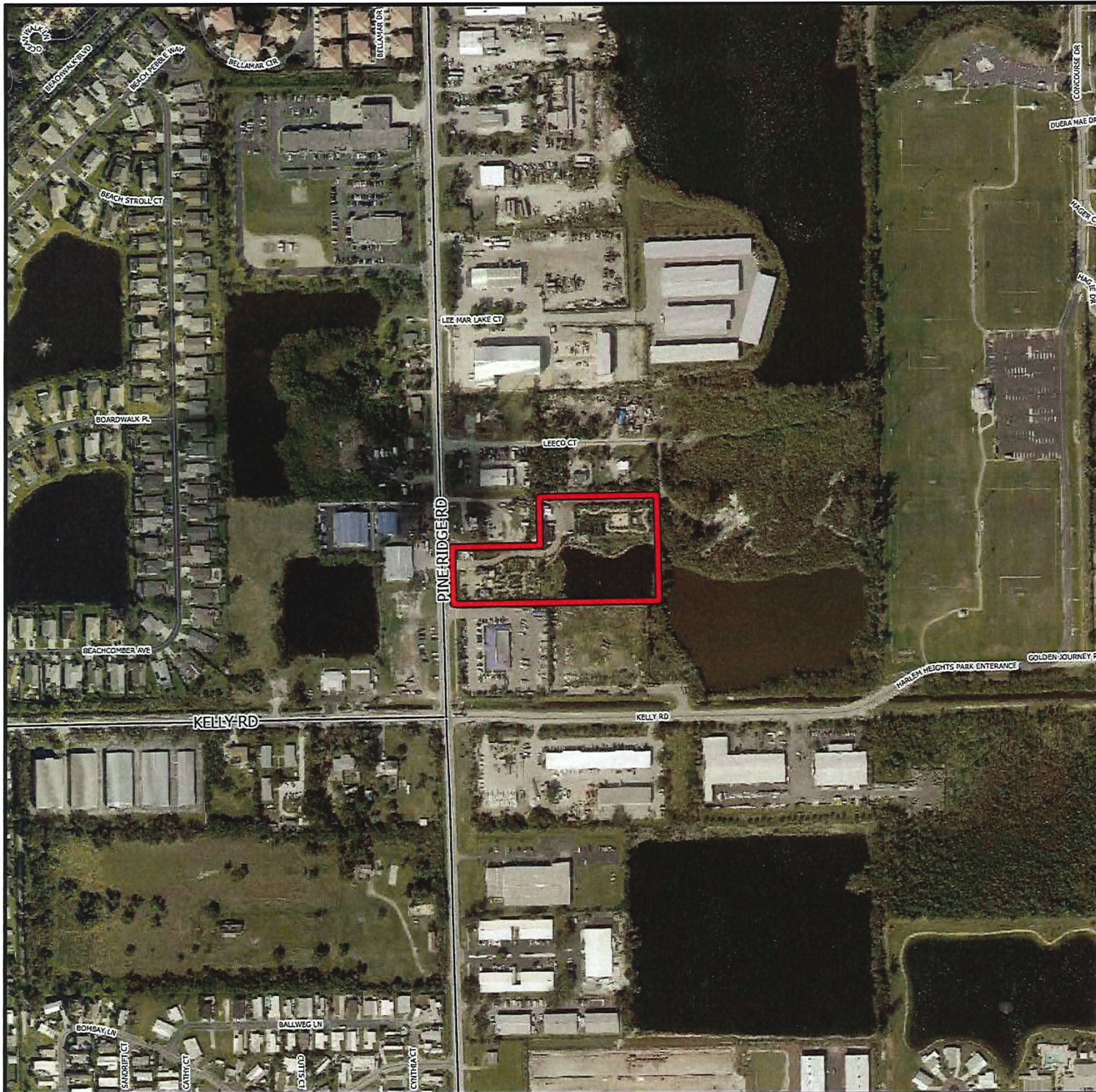
SE2024-00007



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US Feet

Attachment B

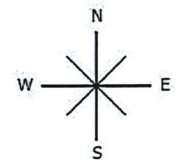




SEZ2024-00007

Aerial

 Subject Property



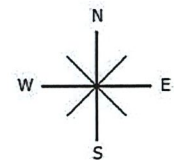
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SEZ2024-00007

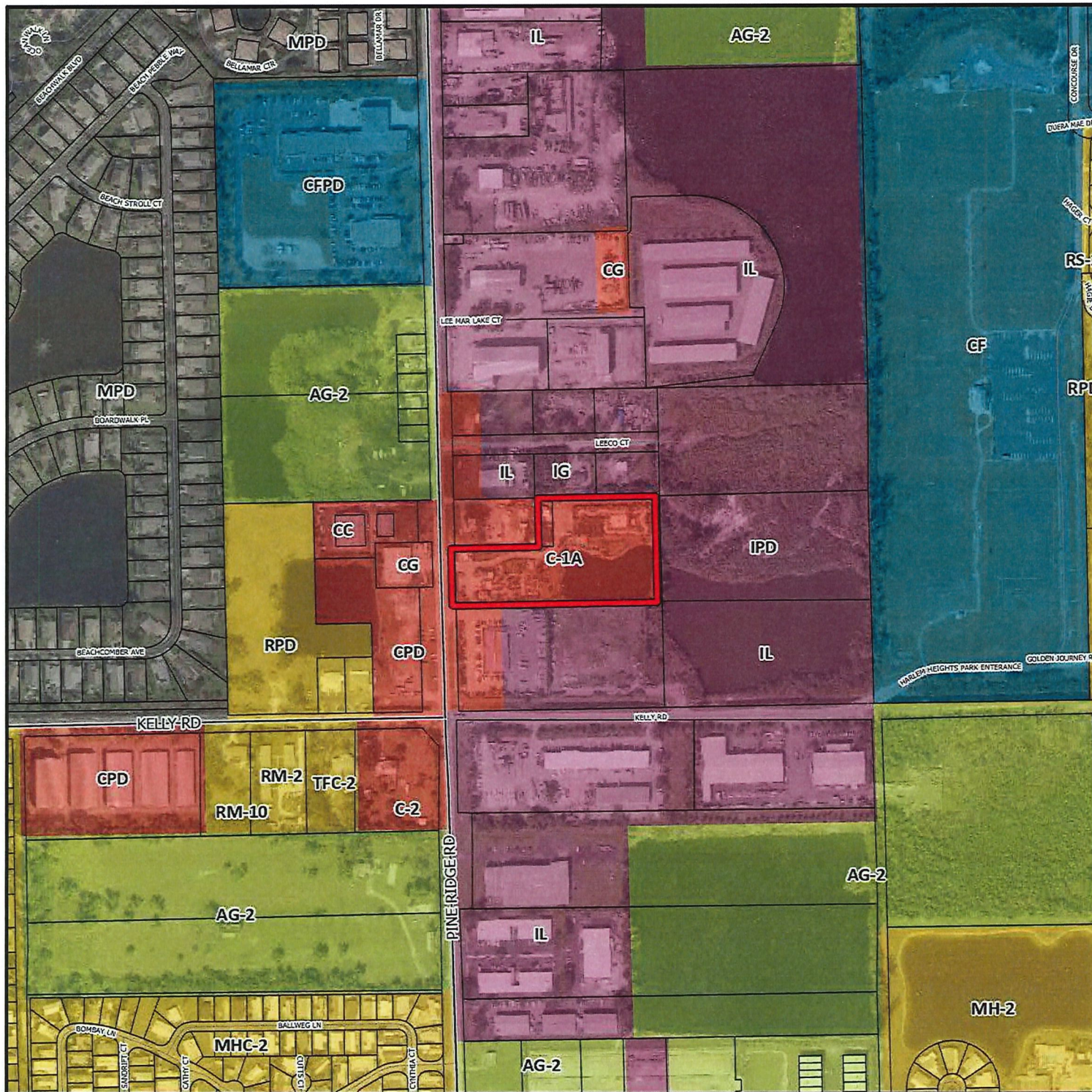
Future Land Use

-  Subject Property
-  Central Urban
-  Urban Community
-  Industrial
-  Public Facilities



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Feet

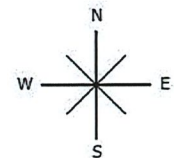




SEZ2024-00007

Zoning

 Subject Property

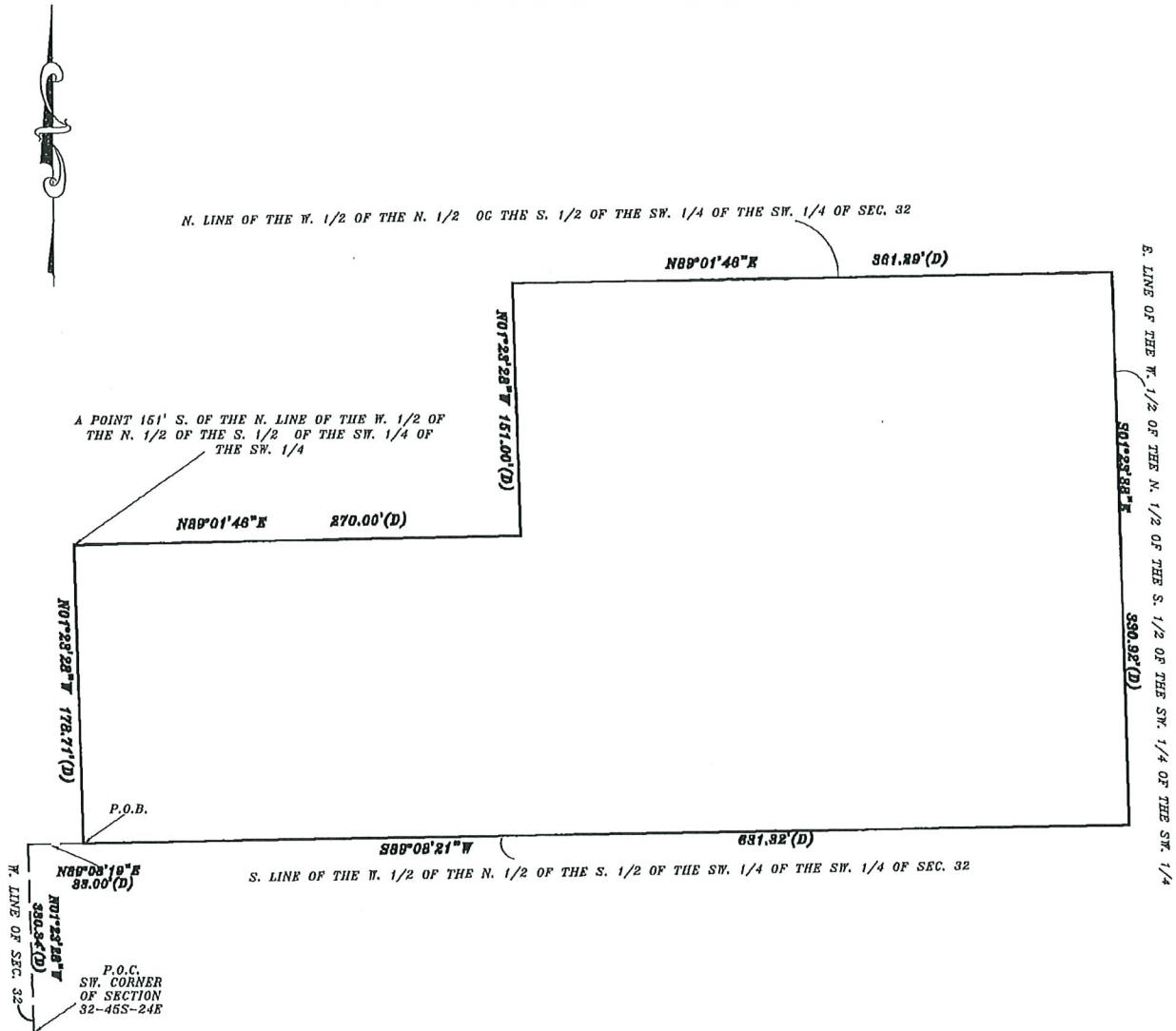


0 500
Feet



Exhibit A
Attachment C

SKETCH OF DESCRIPTION



LIS LAND SURVEYING, LLC

d.b.a. S & H Land Surveying Co.

RLS 2239

21430 PALM BEACH BLVD.

ALVA, FLORIDA 33920

239-481-2366 239-481-2437 (FAX)

© 2019 LIS LAND SURVEYING, LLC - ALL RIGHTS RESERVED.

SCALE: 1"=100'

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

REVIEWED

Project: SEZ2024-00007

By: Richard Burris

Dept: Legal Review

Date: 10/03/2025

JOB NO: 22524

BILL H. HYATT, JR.
REGISTERED LAND SURVEYOR NO. 4636

DATED: 06-19-19
PAGE 1 OF 2

SEE PAGE 2 FOR LEGAL DESCRIPTION

Attachment A LEGAL DESCRIPTION

Commence at the Southwest Corner of Section 32, Township 45 South, Range 24 East; thence N01°23'28"W, along the West Line of said Section 32 for 330.34 feet to the South Line of the West half ($\frac{1}{2}$) of the North half ($\frac{1}{2}$) of the South half ($\frac{1}{2}$) of the Southwest quarter ($\frac{1}{4}$) of the Southwest quarter ($\frac{1}{4}$) of said Section 32; thence N89°08'19"E, along the South line of said West half ($\frac{1}{2}$) for 33.00 feet to the Point of Beginning; Thence N01°23'28"W, parallel with said West line of Section 32, for 178.71 feet to a point 151.00 feet South of the North line of the West half ($\frac{1}{2}$) of the North half ($\frac{1}{2}$) of the South half ($\frac{1}{2}$) of the Southwest quarter ($\frac{1}{4}$) of the Southwest quarter ($\frac{1}{4}$) of said Section 32; thence N89°01'46"E, parallel with said North line, for 270.00 feet; thence N01°23'28"W, parallel with said West line of Section 32, for 151.00 feet to the North Line of the West half ($\frac{1}{2}$) of the North half ($\frac{1}{2}$) of the South half ($\frac{1}{2}$) of the Southwest quarter ($\frac{1}{4}$) of the Southwest quarter ($\frac{1}{4}$) of said Section 32; thence N89°01'46"E, along said North line, for 381.29' to the Northeast corner of the West half ($\frac{1}{2}$) of the North half ($\frac{1}{2}$) of the South half ($\frac{1}{2}$) of the Southwest quarter ($\frac{1}{4}$) of the Southwest quarter ($\frac{1}{4}$) of said Section 32; thence S01°23'38"E along the East line of the West half ($\frac{1}{2}$) of the North half ($\frac{1}{2}$) of the South half ($\frac{1}{2}$) of the Southwest quarter ($\frac{1}{4}$) of the Southwest quarter ($\frac{1}{4}$) of said Section 32, a distance of 330.92 feet to the Southeast corner of the West half ($\frac{1}{2}$) of the North half ($\frac{1}{2}$) of the South half ($\frac{1}{2}$) of the Southwest quarter ($\frac{1}{4}$) of the Southwest quarter ($\frac{1}{4}$) of said Section 32, thence S89°08'21"W for 631.32 feet to the Point of Beginning, in Lee County, Florida.

DATED: 06-19-2019

LIS LAND SURVEYING, LLC

d.b.a. S & H Land Surveying Co.

RLS 2239

21430 PALM BEACH BLVD.

ALVA, FLORIDA 33920

239-481-2366 239-481-2437 (FAX)

REVIEWED

Project: SEZ2024-00007

By: Richard Burris

Dept: Legal Review

Date: 10/03/2025

JOB NO: 22524

BILL H. HYATT, JR. REGISTERED LAND SURVEYOR PSM #4636
STATE OF FLORIDA

PAGE 2 OF 2

SEE PAGE 1 FOR DESCRIPTION SKETCH

Attachment D

RESOLUTION Z-75-227

The following resolution was offered by Commissioner Goldtrap
and seconded by Commissioner Sweeney, and upon poll of the
members present the vote was as follows:

George Goldtrap	AYE
James Sweeney	AYE
Richard Sayers	ABSENT
Bob Whan	AYE
Betty Bowen	NAY

WHEREAS, Ethel Simmons (Owner) and Charles E. Him- has requested a zoning
schoot (Prospective Buyer)
change from AU to BU-1A with a variance for the service and maintenance of
disposal equipment

SUBJECT PROPERTY: The West 1/2 of the N 1/2 of the South 1/2 of Southwest
1/4 of Southwest 1/4 of Section 32, Township 45 South, Range 24 East.

WHEREAS, a public hearing of the Lee County Zoning Board was advertised and
held, as requested by law, and after hearing all interested parties and considering
adjacent areas, the Zoning Board recommended that the petition be approved for
a zoning change from AU to BU-1A with a variance for the service and maintenance
of disposal equipment and with the stipulation that some means of screening be
provided.

WHEREAS, this Board after reviewing the records and recommendations of the
Zoning Board and having given an opportunity to all interested persons to be heard
after being duly sworn according to law, and upon due and proper consideration
having been given to this matter, this Board took action as hereinafter described.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Lee County,
Florida, that the decision of the Zoning Board to approve a zoning change from AU
to BU-1A with a variance for the service and maintenance of disposal equipment and
with the stipulation that some means of screening be provided be upheld.

PASSED AND ADOPTED THIS 10th DAY OF November, 1975

Heard October 27, 1975

75-10-5

Attachment E

RESOLUTION Z - 77-159

The following resolution was offered by Commissioner Roberts
and seconded by Commissioner Taylor, and upon poll of the
members present the vote was as follows:

R. Doug Taylor	AYE
L. H. Bob Whan	AYE
Roland Q. Roberts	AYE
Betty Evans	NAY
R. L. Steele	AYE

WHEREAS, Charles and Vivian Himschoot has requested a Special
Permit for mobile home for office and guard quarters in BU-1A zone with a variance
for the service and maintenance of disposal equipment.

SUBJECT PROPERTY: The W 1/2 of N 1/2 of S 1/2 of SW 1/4 of SW 1/4 of Sec 32,
Twp 45, Rge 24, Lee County, Fla.

WHEREAS, a public hearing of the Lee County Zoning Board was advertised and
held, as requested by law, and after hearing all interested parties and consider-
ing adjacent areas, the Zoning Board recommended that the petition be approved for
a Special Permit for mobile home for office and guard quarters in BU-1A zone with a
variance for the service and maintenance of disposal equipment with the stipulation
that it be in the name of Charles and Vivian Himschoot only, not to run with the land,
when the mobile home is placed on the property the existing frame house is to be re-
moved, Mr. Himschoot is to comply with previous zoning approval stipulation that a
suitable living fence be planted to obstruct view, or, in lieu of a living fence, a
6' masonry or wooden fence is to be established.

WHEREAS, this Board after reviewing the records and recommendations of the
Zoning Board and having given an opportunity to all interested persons to be heard
after being duly sworn according to law, and upon due and proper consideration
having been given to this matter, this Board took action as hereinafter described.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Lee County,
Florida, that the decision of the Zoning Board recommending approval for a Special
Permit for mobile home for office and guard quarters in BU-1A zone with a variance
for the service and maintenance of disposal equipment with the stipulation that it be
in the name of Charles and Vivian Himschoot only, not to run with the land, when the
mobile home is placed on the property the existing frame house is to be removed, Mr.
himschoot is to comply with the previous zoning approval stipulation that a suitable
living fence be planted to obstruct view, or, in lieu of a living fence, a 6' masonry
or wooden fence is to be established be upheld.

PASSED AND ADOPTED THIS 11 DAY OF July, 1977

Approved As Heard June 27, 1977

77-6-2

To Form.

By

[Signature]
County Attorney



Attachment F

**Lee County, Florida
Department of Community Development**



Occupancy - Shared Space-Other

Permit Number: OCC2024-00836
Issued Date: 4/8/2025
Job Address: 15885 PINE RIDGE RD, FORT MYERS, FL 33908
Contractor/Applicant: Keith Long
Address:

Owner Address: 12406 ARBOR VIEW DR FORT MYERS, FL 33908
Applicant Name: Keith Long
Business Location: 15885 PINE RIDGE RD, FORT MYERS, FL 33908
Business Name: Fiore's Landscape and Garden Center LLC d/b/a Flore's Cafe
Description: Small cafe.

Strap: 32-45-24-00-00026.0060

Zoning: C-1A **Fire District:** Iona-McGregor

In conformity with the Lee County Land Development Code, authorization to occupy is granted as noted herein.

BUILDING OFFICIAL

**THIS CERTIFICATE MUST BE POSTED IN YOUR OFFICE ALONG WITH YOUR BUSINESS TAX
RECEIPT**



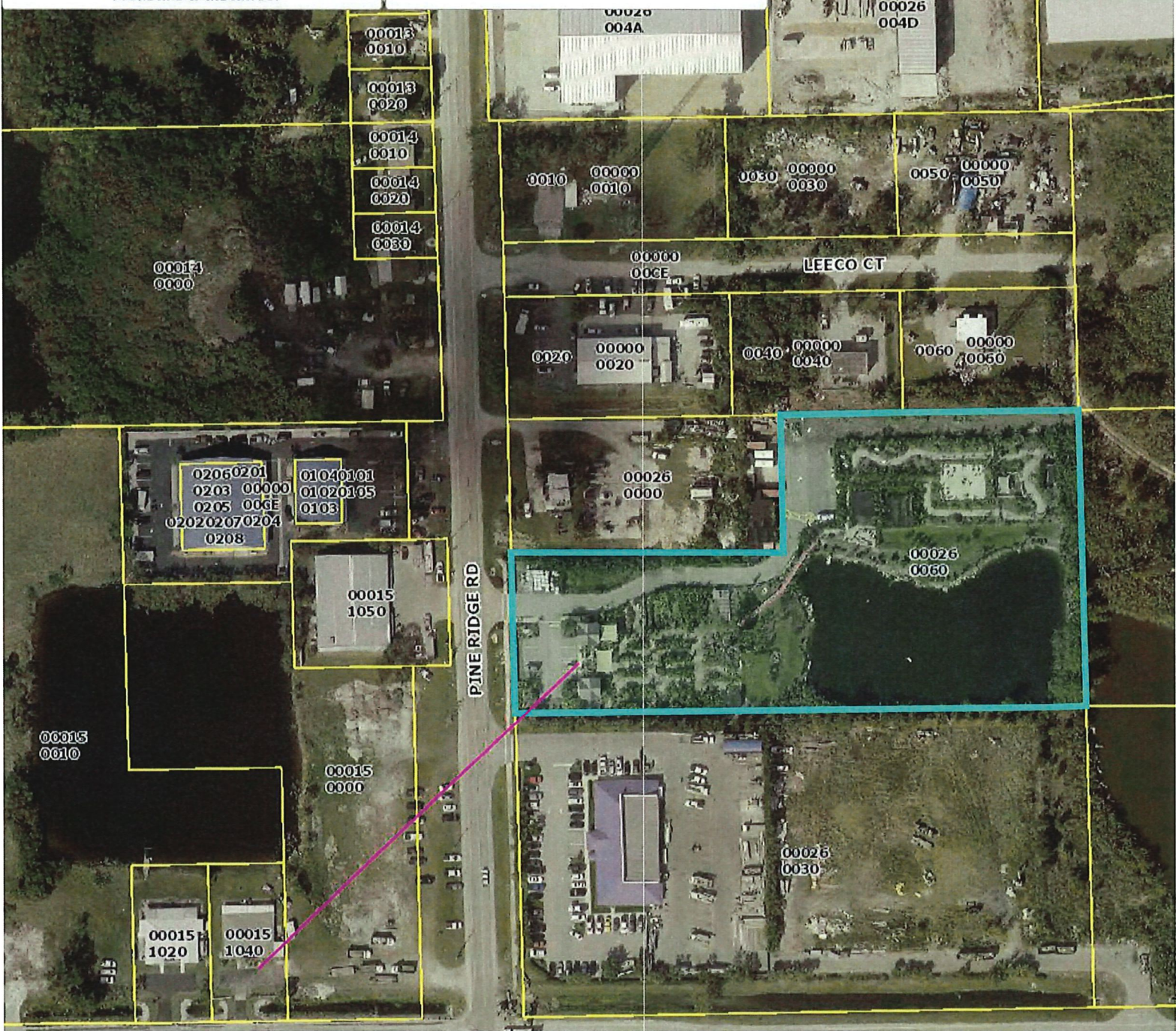
Map Tools

Measure a distance.

Measure Map

Measure a distance.

LENGTH: 491.24 Feet



Attachment H

FIGORE'S LANDSCAPE & GARDEN CENTER REQUEST FOR SPECIAL EXCEPTION (2COP-CAFE)
WITH OUTDOOR COP – DISTANCE WAIVER REQUIRED
LEE COUNTY DEVELOPMENT
15885 PINE RIDGE ROAD, FORT MYERS

NATURE OF REQUEST:

This zoning application for Special Exception is to allow for on premise consumption of Beer & Wine at Fiore's Cafe located at 15885 Pine Ridge Rd., Fort Myers in conjunction with the operation of an ancillary café to supplement its garden center business, Fiore's Landscape & Garden Center on the same site. Request would allow for the addition of beer and wine to the café's offerings for guests visiting the garden center. Currently the property has a C-1A Commercial zoning designation and is located in the Urban Community Future Land Use Classification as designated by the Lee Plan. As is reflected on the attached aerial map, the subject *parcel* is located within the following distance buffer zone:

500 feet of residential dwellings: There exists a small string of residential dwellings to the Southwest of the subject parcel, whose property line measures at 309 feet from the nearest property lines. There is another cluster of homes starting 333 ft to northwest, property line to property line. In said aerial you will also see that the distance between the applicant's business and residential dwellings is buffered by a commercial roadway and foliage on either side providing a visual buffer between the applicant's business and said residential dwellings. Additionally, the café operation is contained within the building from the front exterior that would otherwise be visible from the roadway, with the outdoor component of the proposed café being visually obstructed in the rear of the structure.

Regarding the criteria of LDC 34-145(c)(3), Applicant contends that the operation of the business described herein meets all criteria as follows:

- a. Lee Plan Consistency: The property is designated Urban Community in the Future Land Use Map, encouraging mixed-use commercial and residential activity. The proposed use directly supports Lee Plan Goal 1 and Policy 1.1.4 by enhancing commercial offerings in an established corridor. As such, the Lee Plan contemplates for applicant's business which is a café supplemental to the primary use of a garden center located in a smaller commercial/industrial corridor. Additionally, the fact that the Applicant is currently operating the establishment in a substantially similar way to that proposed herein without any issues from the nearby dwellings furthers this assurance that it assimilates well with the current and future commercial land use classifications.
- b. Environmental Compatibility: No new construction is proposed. The use will occur within an already developed commercial site, presenting no impact on environmentally sensitive areas.
- c. Compatibility with Surroundings: The site is surrounded by commercial and industrial uses within an established corridor. The proposed use continues a pattern of commercial activity and will enhance pedestrian-oriented activities.
- d. Public Welfare: The existing business has operated in harmony with its neighbors and is a valued business within the community. The modest expansion of beer and wine offerings to the café does not introduce adverse elements that will impact surrounding properties or businesses.

- e. Code Compliance: All zoning regulations will be met under the proposed use. Including parking regulations-- the site will have 10 parking spaces available. Per the diagram provided, the site contains a 400sf office, a 400sf café service area, and another 400sf of outdoor area for café patrons. Parking calculations will be:
- 400sf Office: 1 Space per 300S.F. = 1.33(2);
 - 800sf Café (Group 2 Restaurant): Minimum required parking requirement for Groups 1, II and fast-food restaurants with no drive-up facilities located in a multiple-use development is 1 space per 350 s.f. Thus $800/350 = 2.28(3)$
 - Based upon the above, the number of spaces required is 5. Less than the 10 spaces available.

Regarding the residential dwellings within the buffer distance— Applicant is of the position that the requested use is a benign use that will in no way adversely affect the surrounding properties, respectively, or the public welfare. As stated, the requested use is for a currently operating café and garden center. The nature of this business has historically been, and will continue to be, a laid-back garden center café atmosphere. Further, the residential dwellings are visually blocked from one another by foliage and a busy roadway.

TYPE OF STATE ALCOHOLIC BEVERAGE LICENSE TO BE ACQUIRED:

2COP – Beer, Wine

ANTICIPATED HOURS OF OPERATION:

Monday – Sunday:

09:00 A.M. – 05:00 P.M.

Attachment ILEE COUNTY UTILITIES
COMMITMENT TO PROVIDE
POTABLE WATER AND WASTEWATER

Clear Form

Print Form

LEE COUNTY PUBLIC UTILITIES
PO BOX 398
Fort Myers, FL 33902RE: *Adding Cafe - Single Serve Items 9-5 and 6 indoor seats*

STRAP NUMBER: 32-45-24-00-00026.0060

LOT: 6 BLOCK: 26 SUBDIVISION: *South Fort Myers**David Fiore*

has requested potable water/sanitary sewer service for

15885 Pine Ridge Rd.

Water/Sewer mains have been installed and are in operation adjacent to the project. Static water pressure in the main exceeds 20 PSI at the point where service will be provided to the project. Lee County Utilities has sufficient capacity at its *Green Meadows Water Treatment Plant* to provide 250 gallons per day to this project. Sanitary mains have been installed and are in operation adjacent to the project. Lee County Utilities has sufficient capacity at its *Fort Myers Beach Wastewater Treatment Plant* to provide treatment 200 gallons per day to this project.

**** NECESSARY TAP & CONNECTION FEES HAVE BEEN PAID AS REQUIRED****

EXISTING ACCOUNT OR PREMISE#: 60000055869

RESIDENTIAL**COMMERCIAL**

SINGLE FAMILY

IRRIGATION

MULTI-FAMILY UNITS:

NON-IRRIGATION

RV UNITS:

COMMERCIAL ✓

MOBILE HOME UNITS:

ACCOUNT TYPE

WATER ✓

SEWER ✓

WATER PLANT*Green Meadows WTP***SEWER PLANT***Fort Myers Beach WWTP*DATE: *May 5, 2025*

APPROVED BY:

Zoning: Section 4) Site Plan

Attachment J

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED. "B.C." INDICATES BELOW GRADE AND "A.C." INDICATES ABOVE GRADE, UNLESS OTHERWISE NOTED. ALL MONUMENTATION IS FLUSH WITH THE GRADE.
4. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1" = 1200/3937 METERS).
5. BEARINGS ARE BASED ON GRID NORTH, OF THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE (1983) AS DERIVED FROM FOOT'S FLORIDA PERMANENT REFERENCE (FPRN) SYSTEM. (NAD 83) (NAD 1983).
6. HORIZONTAL AND VERTICAL DATUMS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE (1983) AS DERIVED FROM FOOT'S FLORIDA PERMANENT REFERENCE (FPRN) SYSTEM. (NAD 83) (NAD 1983). THE GEOID USED WAS GEOID 18.
7. SITE BENCHMARK AS SHOWN HEREON.
8. IRON PINS SET ARE 18" LONG, 1/2" DIAMETER REBAR WITH CAP STAMPED "C.D. MORRIS LS-7499".
9. SUBJECT SITE IS LOCATED IN ZONE AE WITH A BASE FLOOD ELEVATION OF 10' PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 12071C0118G WITH AN EFFECTIVE DATE OF 11/17/2022.
10. SUBJECT SITE CONTAINS 10 PARKING SPACES OF WHICH 1 IS DESIGNATED HANDICAP.
11. THIS SURVEY AND PLOTTED EASEMENTS ARE BASED ON A TITLE CERTIFICATION FROM HADEN LAW FIRM LLC DATED APRIL 14, 2025.

LEGEND:

- 1/2" IRON PIN FOUND
- MAG NAIL FOUND
- 1/2" IRON PIN SET
- CATCH BASIN
- SEWAGE MANHOLE
- UNKNOWN MANHOLE
- UTILITY POLE
- GLY WIRE
- ELECTRIC BOX
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SDX (1 POST)
- OVERHEAD UTILITIES
- FENCE LINE
- ASPHALT
- CONCRETE
- GRAVEL
- PAVERS
- FEMA ZONE AE

kapur
1001 Corporate Avenue, Unit 1
North Point, FL 34289
kapurinc.com

PROJECT:
FLORES GARDEN CENTER

LOCATION:
**SECTION 32,
TOWN 45 S, RANGE 24 E
15885 PINE RIDGE ROAD
FORT MEYERS,
LEE COUNTY, FLORIDA**

CLIENT:
**PROPERTY CARE
LANDSCAPES, LLC
12406 ARBOR VIEW DR
FORT MEYERS, FL 33908**

OWNER:
**PROPERTY CARE
LANDSCAPES, LLC
12406 ARBOR VIEW DR
FORT MEYERS, FL 33908**

SURVEYOR OF RECORD
CHRISTOPHER D MORRIS, PSM
LICENSE # 7495
CDMORRIS@KAPURINC.COM

THIS IS A ROUGH SURVEY AS SHOWN
IN CHAPTER 31-17.02(1)(A) OF THE
FLORIDA ADMINISTRATIVE CODE.

REVISIONS:

#	DATE	NOTE
1	3/27/2024	AWP MAP
2	4/15/2024	UPDATED W/ TITLE
3	5/20/2024	UPDATED FOR COMMENTS

NORTH ARROW:

HORIZ. SCALE: 1"=30'

STAMP:

all in

SHEET:
BOUNDARY SURVEY

PROJECT MANAGER: CDM
PROJECT NUMBER: 74-09A-03
DATE: 02/12/2024

SHEET NUMBER:
1 OF 1

SURVEYOR'S CERTIFICATION

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR BELOW. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 31-17.02 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.05, FLORIDA STATUTES. THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYS AND MAPPERS IN CHAPTER 31-17.051 AND 31-17.052 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.037, FLORIDA STATUTES.

THE SURVEY DEPICTED BY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BY GPS RTK METHODS AND USED A TRIMBLE R12Z GPS MULTI FREQUENCY RECEIVER. THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY POINTS IS WITHIN 4.0" ± 5.0 PPM.

FIELD WORK WAS COMPLETED ON 12/4/2024

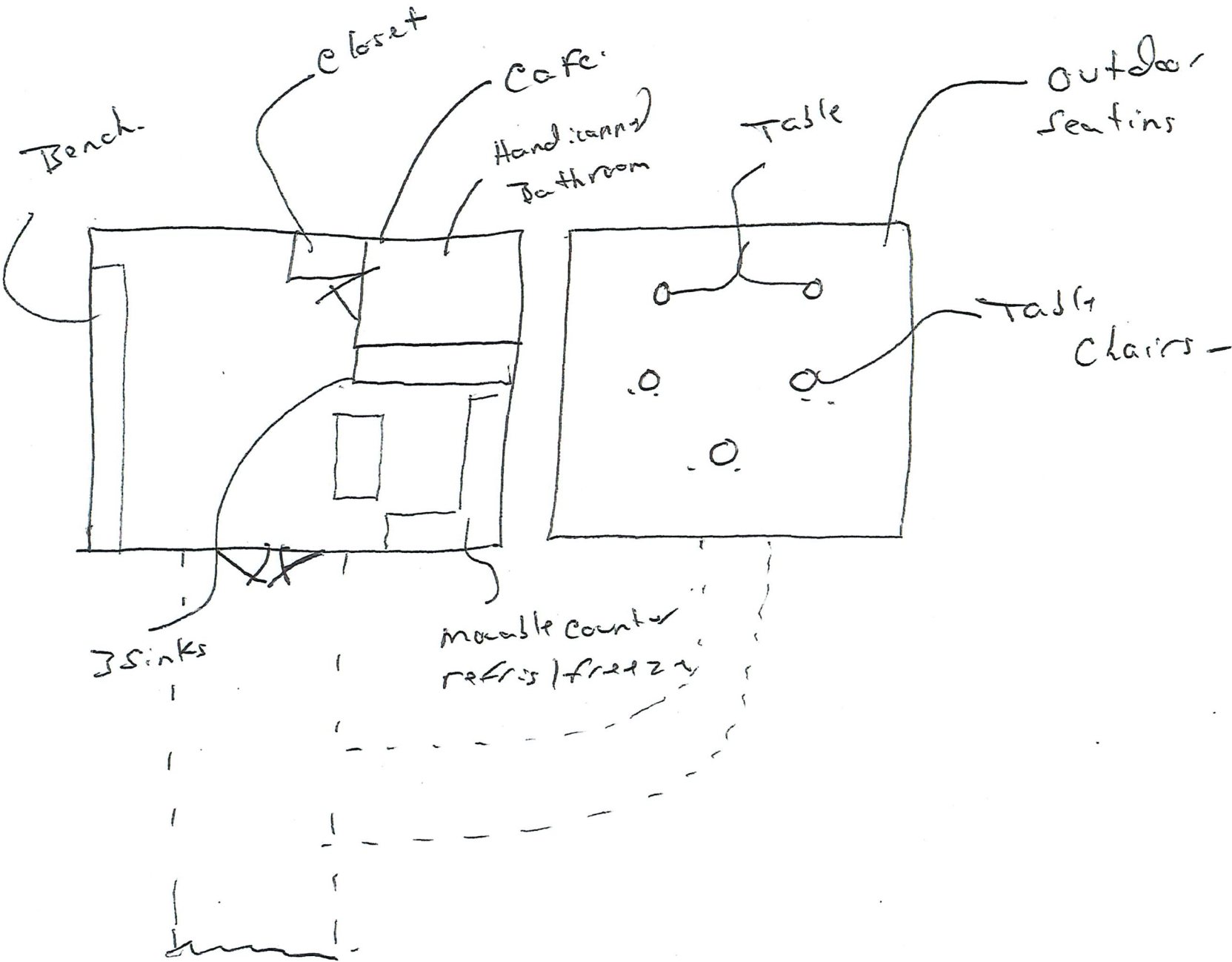
Chris Morris
CHRISTOPHER D MORRIS, PSM, NO. 7495
DATE

UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE SUNSHINE UTILITY PROTECTION SERVICE AT 811 OR 1-800-422-4770 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



Attachment K

Zoning: Section 5) Floor Plan



Attachment L



COFFEE TIME

All drinks served hot or cold

Americano A bold, pressed shot of espresso diluted to a 1:4 ratio with water.	\$3.75
Cappuccino Equal parts espresso, steamed milk, and foam	\$5.75
Coffee Two pucks of our house ground espresso pulled to perfection with hot water.	\$3.75
Cortado A double shot of our espresso blend cut with equal parts of steamed milk.	\$5.75
Espresso A perfect pull from our signature, house ground espresso beans.	\$3.00
Espresso Doppio A double shot of our favorite breakfast blend.	\$5.75
Flat White An espresso based drink made with less milk than a latte - making it slightly stronger. Topped with a layer of foam.	\$5.75
Lungo An Italian style coffee, pulled with twice the amount of water as espresso.	\$3.75
Macchiato An espresso based drink that is topped with a layer of milk foam.	\$5.75
Tea Chamomile, Earl Grey, or Tropical Green	\$4.00

SWEETS & TREATS

Beignet Hazelnut, Mixed Berry or Plain *3 per order*	\$4.65
Croissant Plain, Almond or Chocolate	\$4.95
Chocolate Chip Cookie	\$3.00
French Baguette	\$6.00
Waffle	\$6.50



Indoor seating, outdoor seating and call-ahead to-go orders available

Attachment M

Administrative Deviation: **ADD2025-00067**

**DSO ADMINISTRATIVE DEVIATION
LEE COUNTY, FLORIDA**

WHEREAS, David Fiore, on behalf of Fiore's Landscapes, Garden Center & Cafe, has filed an application for approval an administrative deviation from the technical requirements of the Lee County Land Development Code, for the property located at 15885 Pine Ridge Rd, Fort Myers, FL; and

WHEREAS, the applicant has indicated that the property's current STRAP number is 32-45-24-00-00026.0060; and

WHEREAS, the property is zoned C-1A (Commercial) and is located in the Urban Community Future Land Use Map designation in Lee County; and

WHEREAS, an application for an administrative deviation from the technical requirements of Chapter 10 of the Lee County Land Development Code has been filed; and

WHEREAS, Lee County Land Development Code, as amended, provides for administrative deviations from certain technical requirements for matters involving streets, access streets, intersections, rights-of-way, drainage swales, public water, public sewer, water mains, mass transit facilities, setbacks for water retention/detention excavations, indigenous native vegetation and similar matters not related to a change in use of the property in question; and

WHEREAS, a deviation is requested in the C-1A zoning district from Lee County Land Development Code Section 10-261(a), which requires all commercial businesses to provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection to allow for roll-out totes in lieu of a dumpster to be shielded and enclosed within a 140 square foot solid waste collection area; and

WHEREAS, Lee County Solid Waste has reviewed the request and has no objection; and

WHEREAS, the current building is 800 square feet which requires 84 square feet (60 + 24) of collection area; and

WHEREAS, the previously approved development order plans include a proposed 85 square foot trash enclosure; and

WHEREAS, the garbage and recycle containers will be shielded and enclosed within a 140 square foot solid waste collection area and placed at the curb for pickup; and

WHEREAS, the following findings of fact are offered:

- (a) That the proposed alternative to allow curbside pickup is based on sound engineering practice.
- (b) That said proposed alternative is no less consistent with the health, safety, and welfare of abutting landowners and the general public than the standard from which the deviation was requested.
- (c) The granting of the deviation is not inconsistent with any specific directive of the Board of County Commissioners, any other ordinance, or any Lee Plan Provision.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an administrative deviation in the C-1A zoning district from Lee County Land Development Code Section 10-261(a), is approved as conditioned:

- (a) **That approval is subject to substantial compliance with the plan set entitled “Dumpster Enclosure for Pine Ridge Nursery”, signed and sealed 11/23/2020 by Robert L Massengale, AIA and attached as Exhibit “B”; and**
- (b) **Any redevelopment or change of use of the property will require compliance with the requirements of Land Development Code Section 10-261(a) or an approved deviation.**
- (c) **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

**Electronically signed:
Brian Roberts, Manager, Development Services
Lee County Community Development**

Exhibits

Exhibit A – Legal Sketch & Description

Exhibit B – “Dumpster Enclosure for Pine Ridge Nursery”, signed and sealed 11/23/2020 by Robert L Massengale, AIA

Exhibit C – Approved development order plans (DOS2019-00048) “Property Care Landscapes Garden Center”, signed and sealed 01/07/2020 by Daniel P Johnson, P.E.

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, David Fiere (name), as Owner
(owner/title) of Fiere's Landscapes, Garden Center & Cafe (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.



Signature

04/03/2025

Date

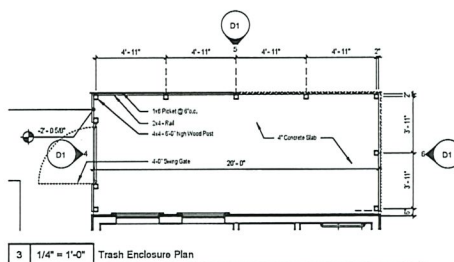
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

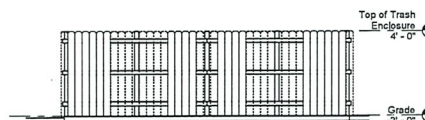
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 04/03/2025 day of _____, 20____, by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

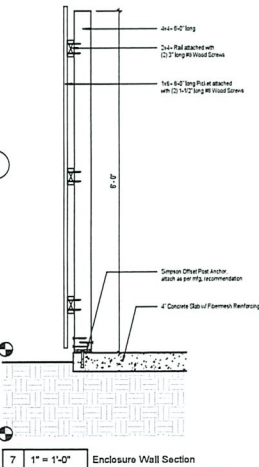
Signature of Notary Public



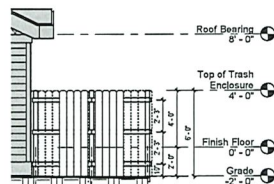
3	1/4" = 1'-0"	Trash Enclosure Plan
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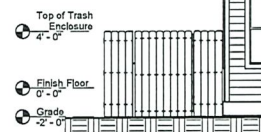
5	1/4" = 1'-0"	North Elevation
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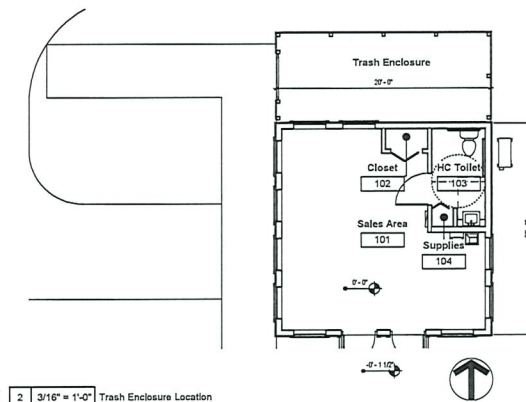
7	1" = 1'-0"	Enclosure Wall Section
---	------------	------------------------



6	1/4" = 1'-0"	East Elevation
---	--------------	----------------



4	1/4" = 1'-0"	West Elevation
---	--------------	----------------



2	3/16" = 1'-0"	Trash Enclosure Location
---	---------------	--------------------------

General Notes:-

1. **All work shall conform to the following:**
 - 08 Edition, 2017 Florida Building Code
 - 08 Edition, 2017 Florida Fire Prevention Code
 - 08 Edition, 2017 Florida Electrical Code
 - 08 Edition, 2017 Florida Accessibility Code
 - 2014 National Electrical Code
2. **Contractor shall field verify all dimensions and site conditions before commencing work.**
3. **Contractor shall furnish all additional data and documentation to secure all required permits and shall coordinate this data with the construction documents when required.**
4. **As a minimum, plans have been prepared in compliance with the Florida Building Code and all state adopted changes. Where more stringent codes are adopted, they shall govern the project.**
5. **All work shall conform to applicable state and local ordinances.**
6. **All structural systems and sub-components are designed to withstand all lateral, dynamic, static, dead and live loads as prescribed in the Florida Building Code. Foundations are designed in compliance with Florida Building Code, Section 1805, and all applicable provisions and Engineering Code of Practice as well as 100 MPH wind speed as per applicable provisions of the Florida Building Code and ASCE-7-02 as warranted.**

General Construction Notes

1. Contractor to field verify all site conditions and building dimensions.
2. Dimensions are centerline of post or edge of slab, unless noted otherwise.
3. Install gates at enclosure. Ensure that gates have proper anchoring system (drop-pits and pin-anchors) to hold the gates in position when closed and when open.
4. Concrete to have a compressive strength of 3,000 PSI in 28

Wind Loads -

- Designed in accordance with the Florida Building Code,
08th Edition 2017
AGC-E7
Vult = 160 mph
Vaad = 124 mph
Enclosed Building (Gcp = +0.18)
Exposure B
Importance Factor, Iw = 1.0
CAT 2

Robert L Massengale, AIA
AR93348 State of Florida

Digitally signed by Robert L

A Massengale, AIA AR93348 State of Florida

Date: 2020.11.23 10:38:30 -05'00'

Dumpster Enclosure for:

Pine Ridge Nursery

Issued For	Per
Issue Date	11/25/2004
Drawn By	R. J.
Checked By	R. J.

Card 1 of 1

David Fiore
 12406 Arbor View Dr.
 Fort Myers, FL 33908

Robert L. Massengale
AIA Architect PA
5700 Kensington Loop
Fort Myers, Florida 33912
Ph 239-823-0474
Fax 239-245-7453
AR93348
RLM@ml.com



This form has been electronically signed and sealed using LHA's authentication system. Portions of the document around a circled signature and seal, and all LHA's authentication codes must be verified on any electronic screen.

D1

DI
Trash Enclosure

Project Number 2016020701

NOTE:
THESE PLANS MAY HAVE BEEN REDUCED OR INCREASED IN
SIZE BY REPRODUCTION(S). THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.

SITE DATA TABLE:

SITE ADDRESS: 15885 PINE RIDGE ROAD
FT. MYERS, FL 33908

SITE AREA: ±167,748 S.F. (3.85 AC.)

ZONING DESIGNATION: C-1A

FUTURE LAND USE URBAN COMMUNITY

DEVELOPMENT TYPE: COMMERCIAL

BUILDING USE: PLANT NURSERY

STRAP NUMBER: 32-45-24-00-00026.0060

FEMA FLOOD ZONE: AE-EL7

SOILS: 69 MATLACHA GRAVELLY FINE SAND
99 WATER
28 IMMOKALEE SAND
11 MYAKKA FINE SAND

UTILITY COMPANIES:

ELECTRIC:
FLORIDA POWER & LIGHT COMPANY
4840 BALLARD ROAD
FT. MYERS, FL 33905
(239) 332-9137

CABLE:
COMCAST CABLE
12641 CORPORATE LAKES DR.
FT. MYERS, FL 33913
(239) 432-9277

REFUSE (SOLID WASTE):
WASTE PRO
13110 RICKENBACKER PKWY.
FT. MYERS, FL 33913
(239) 337-0800

WASTEWATER:
LEE COUNTY UTILITIES
7391 COLLEGE PARKWAY
FT. MYERS, FL 33907
(239) 533-8845

POTABLE WATER:
LEE COUNTY UTILITIES
7391 COLLEGE PARKWAY
FT. MYERS, FL 33907
(239) 533-8845

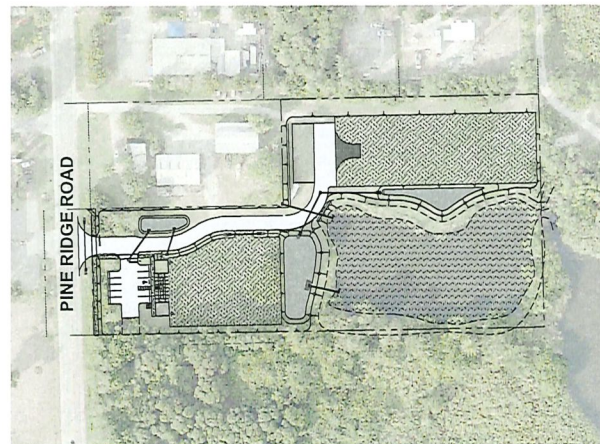
NATURAL GAS:
TECO / PEOPLE GAS
5901 ENTERPRISE PARKWAY
FT. MYERS, FL 33905
(239) 690-5507
ATTN. GEORGE ROSANDE

TELEPHONE:
CENTURYLINK TELEPHONE
8441 LITTLETON ROAD
NORTH FT. MYERS, FL 33903
(239) 336-2189
ATTN. SABRINA THOMPSON

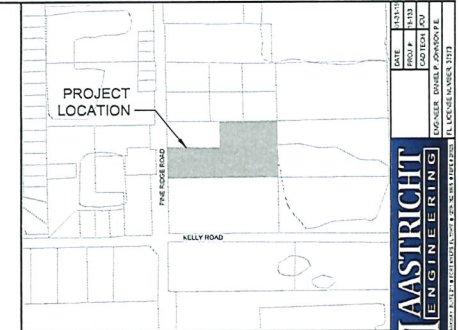
Exhibit C

CONSTRUCTION PLANS FOR PROPERTY CARE LANDSCAPES GARDEN CENTER

SECTION 32, TOWNSHIP 45 S., RANGE 24 E.
15885 PINE RIDGE ROAD, FT. MYERS
LEE COUNTY, FLORIDA 33908



PROJECT AREAS			
	S.F.	ACRES	%
SITE	167,748	3.85	100.00
BUILDINGS	3,320	0.08	1.97
PAVEMENT	14,900	0.34	8.89
PAVEMENT (PH. 2)	1,540	0.03	0.92
SIDEWALK/CONC.	1,856	0.05	1.11
EXIST. LAKE	43,996	1.01	26.23
OPEN SPACE	102,127	2.34	60.88
IMPERVIOUS	65,621	1.51	39.12
PERVIOUS	102,127	2.34	60.88



INDEX OF SHEETS:

- COVER SHEET
- GENERAL NOTES
- AERIAL, EXIST. CONDITIONS & EROSION CONTROL PLAN
- SITE DIMENSION PLAN
- GRADING, PAVING & DRAINAGE PLAN
- UTILITY PLAN
- CROSS SECTIONS
- DRAINAGE DETAILS
- DRAINAGE DETAILS
- DRAINAGE DETAILS
- DRAINAGE DETAILS



BUILDING SETBACKS:

	REQ'D	PROVD
NORTH: (SIDE YARD)	15'	74.02'
WEST: (R.O.W.)	25'	87.00'
EAST: (REAR YARD)	25'	524.27'
SOUTH: (SIDE YARD)	15'	24.85'
WATER BODIES:	25'	40.12'

LANDSCAPE BUFFERS:

	TYPE	REQ'D/PROVD
NORTH	15"/C"	15'/15'
EAST	"N/A"	N/A
SOUTH	5"/A"	5'/5'
WEST	15"/D"	15'/15'

ZONING:

SITE: (C-1A)	VACANT COMMERCIAL
NORTH: (C-1A)	SINGLE FAMILY RESIDENTIAL
(IG)	UTILITY
(IL)	UTILITY
EAST: (AG-2)	UNDEVELOPED
SOUTH: (C-1A)	OFFICEWAREHOUSE
(IL)	OFFICEWAREHOUSE
WEST: (R.O.W.)	PUBLIC ROAD

EXIST. LAND USE:

VACANT COMMERCIAL
SINGLE FAMILY RESIDENTIAL
UTILITY
UTILITY
UNDEVELOPED
OFFICEWAREHOUSE
OFFICEWAREHOUSE
PUBLIC ROAD

PARKING CALCULATIONS:

SEC. 34-20-02; OFFICES: 1 SPACE PER 300 S.F. OF FLOOR AREA
PARKING REQUIRED: 800 S.F. / 300 = 3 SPACES
PARKING PROVIDED: 10 SPACES

APPROVED
DOS2019-00048
John Mahlbacher, P.E., Dev Svcs Plan Reviewer
Lee County Department of Community Development
1/23/2020

MAASTRICHT
ENGINEERING

DEVELOPER:
LEE COUNTY UTILITIES
15885 PINE RIDGE ROAD
FT. MYERS, FL 33908

REVISION DESCRIPTION
DATE BY
1. 15885 PINE RIDGE ROAD
2. 15885 PINE RIDGE ROAD
3. 15885 PINE RIDGE ROAD

PROPERTY CARE LANDSCAPES
15885 PINE RIDGE ROAD
FT. MYERS
LEE COUNTY, FLORIDA 33908

COVER SHEET

SHEET
1 of 11



ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

GENERAL CONSTRUCTION NOTES:

1. REFER TO CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION, CONTRACTORS RESPONSIBILITIES AND DETAILS.
2. THE CONTRACTOR SHALL BE REQUIRED TO MEET ALL "MAINTENANCE OF TRAFFIC" REQUIREMENTS AS PRESCRIBED IN THE CURRENT EDITION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", F.H.W.A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART VI, CURRENT EDITION, AND ALL APPLICABLE SECTIONS OF THE ROAD AND TRAFFIC DESIGN STANDARDS, FLORIDA DEPARTMENT OF TRANSPORTATION, CURRENT EDITION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY UTILITY RELOCATION WITH THE APPLICABLE UTILITY COMPANY. NO COMPENSATION OR TIME EXTENSION WILL BE ISSUED TO THE CONTRACTOR FOR DELAYS CAUSED BY UTILITIES.
4. THE CONTRACTOR SHALL COMPLY WITH CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS, SPECIFICALLY IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE "SPECIFICATIONS FOR ROAD BRIDGE CONSTRUCTION" AND THE "ROAD AND TRAFFIC DESIGN STANDARDS", UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCY NOT CALLED TO THE ENGINEER'S ATTENTION PRIOR TO THE ACCOMPISHMENT OF THE WORK SHALL BE CORRECTED BY AND AT THE CONTRACTOR'S EXPENSE.
6. THERE ARE NO KNOWN WELLS LOCATED ON THIS JOB SITE. IN ADDITION TO THE WELL SHOWN ON THE SITE PLAN, IF ANY OTHER WELLS ARE LOCATED DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER.
7. ALL PRACTICABLE AND NECESSARY EFFORTS SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SWALES AND OUTFALLS. PREFER TO EROSION CONTROL PLANS.
8. WHERE THE NEW PAVEMENT IS DISCONTINUED IT SHALL BE FLUSH WITH OR HAVE A SMOOTH TRANSITION WITH ADJACENT PAVEMENT.
9. ALL INVERT ELEVATIONS NOTED FOR DRAINAGE STRUCTURES ARE FLOW LINE ELEVATIONS.
10. ALL ELEVATIONS, PROPOSED AND EXISTING, REFERENCE THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.
11. AT THE CONTRACTOR'S EXPENSE, ALL FRAMES, COVERS, VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION.
12. ANY SURPLUS MATERIAL WILL REMAIN THE PROPERTY OF THE OWNER; AND THE CONTRACTOR, AT HIS EXPENSE SHALL STOCKPILE THE SURPLUS MATERIAL AS DIRECTED BY OWNER.
13. THE LIMITS OF CONSTRUCTION SHALL MATCH THE LIMITS OF CLEARING & GRUBBING UNLESS OTHERWISE NOTED ON PLANS.
14. ALL UTILITY WORKMANSHIP AND MATERIALS FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), THE STATE OF FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES (HRS).
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND VERIFY THE SIZE, DEPTH AND LOCATION OF ALL UTILITIES IN THE FIELD WITHIN THE PROJECT LIMITS PRIOR TO CONSTRUCTION. ANY UTILITIES THAT ARE DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. ANY DISCREPANCY NOT CALLED TO THE ENGINEER'S ATTENTION PRIOR TO THE ACCOMPISHMENT OF THE WORK SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER AND/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM THE SAME.
16. ALL DISTURBED AREAS WITHIN PROJECT SITE SHALL BE REGRADED TO MATCH EXISTING GRADES AND RESTORED TO PRE-CONSTRUCTION CONDITIONS.
17. CONCRETE SIDEWALK: USE CLASS 1, 3000 PSI (MINIMUM) CONCRETE. APPLY A BROOM FINISH AND MAKE VERTICAL SAW CUTS AT 7' ON CENTER AT A DEPTH OF 1/4" OF THE SLAB THICKNESS. PROVIDE PRE-FORMED EXPANSION JOINTS AT 10' ON CENTER.
18. ALL HANDICAP SPACES, RAMPS, AND ACCESS AREAS SHALL COMPLY IN STRICT ACCORDANCE WITH THE "AMERICAN DISABILITY ACT" (ADA) (28 CFR PART 36), AND "ACCESSIBILITY BY HANDICAPPED PERSONS" CHAPTER 501, PART V, FLORIDA STATUTES. ANY DISCREPANCY SHALL BE CALLED TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
19. CONCRETE CURB & GUTTER AND STRAIGHT CURB: USE CLASS 1, 3000 PSI (MINIMUM) CONCRETE. MAKE VERTICAL SAW CUTS EVERY 10' ON CENTER WITH PRE-MOLDED EXPANSION JOINTS EVERY 10' ON CENTER.
20. PAVEMENT MARKINGS AND SIGNS SHALL BE IN STRICT ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) FOR STREETS AND HIGHWAYS" AND FOOT STANDARD INDEX #17340.
21. STORM DRAIN (SD) SHALL BE REINFORCED CONCRETE PIPE, AOS N+12, ALUMINUM, PVC SDR-35, A-2000 PVC, OR AS SHOWN ON PLANS. NO STEEL PIPE, NON REINFORCED CONCRETE PIPE, OR FIBER REINFORCED PIPE.
22. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER SHOP DRAWINGS OF ANY AND ALL MATERIALS, STRUCTURES, PIPING, VALVES, VALVE BOXES, ETC. TO BE USED ON SITE PRIOR TO ORDERING OR INSTALLING, INCLUDING MFG. OF SAME.
23. ALL PIPE CONNECTIONS/JOINTS SHALL BE IN ACCORDANCE WITH LEE COUNTY UTILITY DESIGN STANDARDS STANDARDS, FDOT INDEX 280 AND FDOT SPEC. 4307.
24. WATER MAIN, FIRE MAIN & FIRE HYDRANT WITHIN PROPERTY WILL REMAIN PRIVATELY OWNED.

DEMOLITION NOTES:

1. ALL ELEVATIONS, PROPOSED AND EXISTING, REFERENCE THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.
2. CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE FIELD AND SHALL NOTIFY THE UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION. ANY UTILITIES THAT ARE DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ANY DISCREPANCY NOT CALLED TO THE ENGINEER'S ATTENTION PRIOR TO THE ACCOMPISHMENT OF THE WORK SHALL BE CORRECTED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DEMOLITION OF ANY EXISTING STRUCTURES WITHIN THE PROJECT LIMITS. ALL DEBRIS GENERATED SHALL BE REMOVED FROM THE SITE AND HAULED TO A COUNTY APPROVED OFF-SITE DUMP. THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS FOR THESE OPERATIONS.

4. RELOCATION OR REMOVAL OF EXISTING LANDSCAPE MATERIAL SHALL BE COORDINATED WITH THE OWNER AND/OR LANDSCAPE ARCHITECT.
5. THE CONTRACTOR, AT HIS OWN EXPENSE AND IN CONFORMANCE WITH ANY APPLICABLE GOVERNMENTAL REGULATION, SHALL DURING THE COURSE OF AND AFTER COMPLETION OF CONSTRUCTION, REMOVE FROM THE JOB SITE AND DISPOSE OF, IN AN AUTHORIZED AREA OR RUBBER DISPOSAL SITE, ALL RUBBISH, SCRAP, AND DEBRIS ACCUMULATED IN CONNECTION WITH HIS WORK AND SHALL DELIVER THE WORK IN A NEAT AND WORKMANLIKE MANNER.
6. DURING USE OF STREETS AND HIGHWAYS FOR WORK TO BE DONE UNDER THE CONTRACT, DETERMINE AND CONFORM TO ALL STATE, COUNTY, AND LOCAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN EFFECTIVE BARRIAGES, WARNING SIGNALS AND SIGNS ON ALL AFFECTED STREETS OR HIGHWAYS FOR PROTECTION OF COMPLETED WORK AND TO ENSURE THE SAFETY OF THE PUBLIC. ALL BARRIAGES OR OBSTRUCTIONS WHICH ENCLOSE OR ARE ADJACENT TO, PUBLIC RIGHTS-OF-WAYS SHALL BE PROVIDED WITH LIGHTS WHICH SHALL BE KEPT ILLUMINATED AT ALL TIMES BETWEEN SUNSET AND SUNRISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM ANY NEGLECT OR FAILURE TO MEET THESE REQUIREMENTS.
7. THE CONTRACTOR SHALL ARRANGE WORK TO MINIMIZE AMOUNT OF DISTURBANCE TO NORMAL PEDESTRIAN AND VEHICULAR TRAFFIC AND PROVIDE ADEQUATE MEANS OF ACCESS TO ALL PUBLIC AND PRIVATE PROPERTIES DURING CONSTRUCTION. IF CONSTRUCTION WORK SHOULD REQUIRE REPAIRS, CHANGES, OR MODIFICATIONS OF OTHER UTILITIES, THE CONTRACTOR SHALL PROVIDE FOR MAINTENANCE OF CONTINUOUS WATER, ELECTRIC, TELEPHONE, GAS, SEWAGE, AND OTHER UTILITY SERVICES TO ALL CONNECTED CUSTOMERS OF SUCH UTILITIES UNLESS APPROVAL IN WRITING IS OBTAINED FROM UTILITY COMPANY OR OWNER FOR INTERRUPTION OF SUCH SERVICES.
8. CONTRACTOR SHALL CLEAN OR REPAIR ANY EXISTING INLETS & S.D.W. PIPES, WITHIN SITE THAT WHERE DAMAGED OR DISTURBED DURING CONSTRUCTION.
9. EXISTING AREA LIGHTING REMOVAL AND/OR RELOCATION SHALL BE COORDINATED WITH OWNER AND APPROVED SITE LIGHTING PLAN. UNDERGROUND ELECTRIC AND TRANSFORMER RELOCATION SHALL BE COORDINATED WITH OWNER AND L.C.E.C. OR P.F.L.
10. EXISTING LANDSCAPING TO BE REMOVED AND/OR RELOCATED SHALL BE COORDINATED WITH OWNER AND/OR OWNER REPRESENTATIVE. SEE LANDSCAPE PLAN (PROVIDED BY OTHERS).
11. SURROUNDING FACILITIES SHALL STAY OPERATIONAL AT ALL TIMES OF CONSTRUCTION.

MISCELLANEOUS NOTES:

1. THE SIZES AND LOCATIONS OF THE UNDERGROUND PRESSURE MAINS, STORM DRAINS, GRAVITY MAINS, ELECTRIC CONDUITS, SLEEVES, TRANSFORMERS, ENCLOSURES, LIGHT POLES AND OTHER APPURTENANCES ARE BASED UPON THE BEST INFORMATION OBTAINED BY THE ENGINEER AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATION, SIZE AND DEPTH OF ALL UTILITIES DESCRIBED ABOVE PRIOR TO INSTALLATION OF THEIR FACILITIES.
2. FINAL ALIGNMENTS, MATERIALS, COLORS, FINISHES, FOR PEDESTRIAN HARDSCAPE AREAS MAY BE ADJUSTED ON SITE BY OWNER OR OWNER REPRESENTATIVE.

GENERAL UTILITY NOTES:

1. ALL WATER, SEWER AND IRRIGATION CONSTRUCTION SHALL CONFORM TO THE LCU COUNTY UTILITIES STANDARDS AND THE SOUTHERN STANDARD PLUMBING CODE.
2. WATER AND IRRIGATION PIPES SHALL BE POLYETHYLENE GLYCOL (PE) AND SHALL CONFORM TO ASTM D-1785, CLASS 1200 OR 1220, SCHEDULE 80 PVC WATER AND IRRIGATION PIPE 2" BUT LESS THAN 4" IN DIAMETER SHALL BE PVC CLASS 300, DR-15 CONFORMING TO ASTM 2241 WITH RING-TYPE JOINTS. WATER AND IRRIGATION PIPE 4" INCHES, UP TO AND INCLUDING 12" INCHES IN DIAMETER SHALL BE AWWA C-900, CLASS 150, DR-18, UNLESS OTHERWISE NOTED ON PLANS. ANY WATER AND IRRIGATION PIPE UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE (D.I.P.) PRESSURE CLASS 250 WITH A CEMENT MORTAR LINING, CONFORMING TO ANSI/AWWA A21.51C151. ALL MAINS SHALL HAVE 30" MINIMUM COVER FROM FINISHED GRADE.
3. THE CONTRACTOR SHALL UTILITY NEUTRALIZED JOINTS FOR THE INSTALLATION OF WATER, FORCE MAIN AND IRRIGATION PIPING.
4. GRAVITY SEWER PIPE 4" IN DIAMETER AND GREATER SHALL BE PVC AND SHALL CONFORM TO ASTM D-3034, SDR 26, 36 INCH MINIMUM COVER, UNLESS OTHERWISE SHOWN.
5. INSTALLATION OF SERVICE METERS AND CONNECTIONS TO EXISTING LCU UTILITIES SHALL BE PERFORMED BY AND COORDINATED WITH LCU AT THE CONTRACTOR'S EXPENSE. THE LOCATION OF THE CONNECTION POINTS MAY REQUIRE FIELD ADJUSTMENT TO BE PERFORMED AT THE CONTRACTOR'S EXPENSE. IMPACT FEES SHALL BE PAID BY THE OWNER.
6. WHERE WATER, IRRIGATION AND SEWER MAINS CROSS, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES, WHERE THIS IS NOT POSSIBLE, THE WATER MAIN SHALL BE ENCASED IN A PVC SLEEVE OR THE JOINTS SHALL BE SEPARATED TEN (10) FEET EITHER SIDE OF THE POINT OF CROSSING. THE CONTRACTOR SHALL COMPLY WITH RULE 62-55.045 FAC, AND SHALL INCLUDE THE COSTS FOR DEFLECTING PIPE, ROLL-OVERDROPS OR ENCASEMENT IN THE PRICE OF THE PIPE.
7. TESTING AND COMPACTION OF TRENCH BACKFILL, SUBGRADE, AND BASE SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
8. ALL UTILITY PIPING, INCLUDING SERVICES, SHALL BE COLOR CODED AS FOLLOWS: POTABLE WATER - BLUE (SERVICES MAY BE WHITE P.V.C. W/ MARKING TAPE IF BLUE IS NOT AVAILABLE); SEWER - GREEN; IRRIGATION/FIRE - LAVENDER (SERVICES MAY BE GRAY P.V.C. W/ MARKING TAPE IF LAVENDER IS NOT AVAILABLE).
9. ALL WATER, SEWER, IRRIGATION, FORCE MAINS, SERVICES AND LATERALS SHALL HAVE DETECTABLE TAPE INSTALLED OVER THE PIPE WITH 12" MINIMUM TO 18" MAXIMUM COVER FROM PROPOSED GRADE.
10. WATER, FIRE AND IRRIGATION MAINS, INCLUDING SERVICES, SHALL BE FLUSHED AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. THE UTILITY COMPANY AND ENGINEER SHALL BE PRESENT DURING THE TESTING.
11. WATER MAINS AND SERVICES SHALL BE DISINFECTED AND TESTED IN ACCORDANCE AWWA C-651 AND RULE 62-55.045 FAC, INCLUDING PROVIDING SAMPLE POINTS AS REQUIRED BY THE WATER DEPARTMENT.
12. ALL FRAMES, COVERS, VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION.
13. ANY WORK OR MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS OR ANY WORK WHICH THE ENGINEER KNOWS OF LCU INSPECTORS OR REPRESENTATIVES IS SUBJECT TO REMOVAL AND REPLACEMENT OF SAME TO BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL AFFECTED UTILITIES IN THE AREA 72 HOURS PRIOR TO BEGINNING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH ALL UTILITY COMPANIES AND THE ENGINEER TO RESOLVE CONFLICTS WITH EXISTING UTILITIES IN A TIMELY MANNER TO AVOID DELAYS IN COMPLETING THE PROJECT.
15. ACCEPTANCE OF THE COMPLETED UTILITY SYSTEMS WILL NOT BE GIVEN UNTIL AS-BUILT PLANS HAVE BEEN SUBMITTED AND ACCEPTED BY THE ENGINEER.

16. UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PROVIDING UNDERGROUND PHONE AND ELECTRIC SERVICE TO BUILDING(S).
17. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING LCU A MINIMUM OF 48 HOURS PRIOR TO ANY SHUTDOWN, TEST OR PRESSURE TESTS ON THE WATER, IRRIGATION OR SEWER MAIN. ALSO, THE CONTRACTOR WILL DISTRIBUTE ANY INTERRUPTION OF SERVICE NOTICES TO ALL AFFECTED PARTIES AND LCU WILL DISTRIBUTE ALL BOIL WATER NOTICES AND RESEGION NOTICES.
18. THE CONTRACTOR IS PROHIBITED FROM TURNING OFF ANY EXISTING MAIN LINE VALVES. THESE WILL BE TURNED OFF BY A REPRESENTATIVE OF LCU AT THE CONTRACTOR'S ARRANGED TIME AND DATE.
19. BACKFLOW PREVENTION DEVICES SHALL BE TESTED BY A CERTIFIED CROSS CONNECTION CONTROL TECHNICIAN IN THE PRESENCE OF A LCU REPRESENTATIVE.

LCU STANDARD PLAN NOTES: (UPDATED 10-15-18)

1. ALL WORK SHALL CONFORM TO LATEST REVISION OF THE LCU DESIGN MANUAL WHICH IS AVAILABLE ON OUR WEB PAGE VIA THE FOLLOWING LINK: <https://www.lee.gov/commutilities/design-manual>
2. ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH AS WELL.
3. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.
4. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS THAT MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
5. ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
6. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. REQUIRED ATTENDEES INCLUDE BUT ARE NOT LIMITED TO: THE ENGINEER OF RECORD OR HIS DESIGNEE, THE UNDERGROUND CONTRACTOR AND THE LCU INSPECTOR ASSIGNED TO THE PROJECT. LCU IS TO BE NOTIFIED TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
7. ONE COPY OF THE LCU APPROVED/STAMPED CONSTRUCTION PLANS, ALL CONTRACT DOCUMENTS, REFERENCES, DOCUMENTS AND TECHNICAL DOCUMENTS SUBMITTED MUST BE KEPT AT THE SITE AND MAINTAINED IN GOOD ORDER.
8. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
9. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
10. LCU INSPECTION STAFF IS TO BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LIFT STATION START-UPS AND FOR ANY NECESSARY INSPECTION. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO SCHEDULING ANY OF THE ABOVE WITH THE EXCEPTION OF THE LIFT STATION START-UP WHICH REQUIRES ONE-WEEK NOTICE.
11. TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
13. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. LCU WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM THESE PLANS.
14. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES, FDOT AND LCDOT PRIOR TO CONSTRUCTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, ELECTRIC UNDISCONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY OCCUR DUE TO HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.
16. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER OF RECORD.
17. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
18. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OR LCU.
19. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, ETC., WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION, OR BETTER.
20. WITHIN THE FOOT AND LCDOT RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SOODING MATERIALS IN ACCORDANCE WITH FOOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLO SOO.
21. ALL FRAMES, COVERS VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PRE-FORMED VALVE PADS WILL BE ALLOWED.
22. APPROPRIATE TURBIDITY CONTROL DEVICES (E.G. SALT FENCES, HAY BALES) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT.
23. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
24. LCU REQUIRES 30" OF COVER FOR ALL UNDERGROUND PIPING EXCEPT UNDER PAVEMENT, WHERE 30" OF COVER IS REQUIRED. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHODS OF CONSTRUCTION OR PIPE PROTECTION, WHICH SHALL FIRST BE APPROVED BY LCU AND THE ENGINEER, AT NO ADDITIONAL COST TO THE COUNTY. IF STATE AGENCIES REQUIRE ADDITIONAL COVER, MEETING THE REQUIREMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE COUNTY.

LEGEND

- PROJECT BOUNDARY/LIMITS OF CONSTRUCTION
- EXISTING WATER MAIN OR WATER SERVICE
- EXISTING SEWER MAIN OR SEWER SERVICE
- EXISTING IRRIGATION MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE LINE
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE & G.V.
- PROPOSED 6" SEWER LATERAL W/ CLEAN-OUT
- TRANSFORMER PAD (BY OTHERS)
- BERM DETENTION AREAS
- ROCK BOULDER RIP-RAP OVER FILTER FABRIC
- PROPOSED ASPHALT PAVEMENT AREAS
- PROPOSED DRY DETENTION AREAS
- EXIST. STORM DRAIN & INLET
- INLET STRUCTURE I.D. (SEE STRUCTURE TABLE)
- PROP. STORM DRAIN & INLET
- PROPOSED CONTOUR ELEVATION
- EXISTING ELEVATION (N.A.V.D.) 1988
- DESIGN ELEVATION (N.A.V.D.) 1988
- DRAINAGE FLOW ARROW

APPROVED
JOS 2019-00048
John Mahlbacher, P.E., Dev Svcs Plan Reviewer
Lee County Department of Community Development
1/22/2020

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

MAASTRICHT
ENGINEERING

11101 W. LECHE BLVD. SUITE 3100
FORT MYERS, FL 33909

DATE: 1/22/2020
DRAWN BY: JMA
CHECKED BY: JMA
SCALE: 1"=40'-0"

DEVELOPER: LEE COUNTY
15885 FORT RIDGE ROAD
FORT MYERS, FL 33909

REVISION DESCRIPTION
DATE
BY

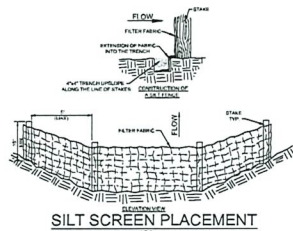
PROPERTY LIMITS/SCAPES
15885 FORT RIDGE ROAD
FORT MYERS
LEE COUNTY, FLORIDA 33908

GENERAL NOTES

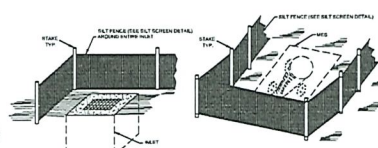
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2 of 11

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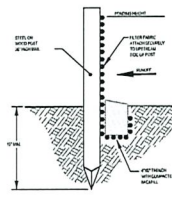
3 9 1	SHEET 0 1	AERIAL & EXISTING CONDITIONS PLAN	PROPERTY CARE LANDSCAPES GARDEN CENTER 15455 PINE RIDGE ROAD FORT MYERS LEE COUNTY, FLORIDA 33908	DATE 12/2/24	BY JACOB L. BARNETT (LSC24000001)	REVISION DESCRIPTION	REVISIONS 1. NEW LANDSCAPE 15455 PINE RIDGE ROAD FORT MYERS, FL 33908		DATE	BY	DESCRIPTION
									DATE	BY	DESCRIPTION



SILT SCREEN PLACEMENT



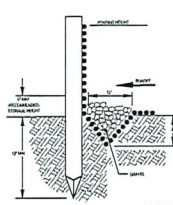
SILT FENCE PLACEMENT
INLET AND MES LOCATION



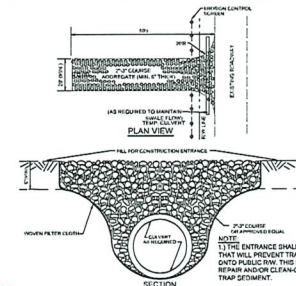
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE D
TRENCH WITH GRAVEL BACKFILL

FILTER FABRIC SILT FENCE



ALTERNATE D
TRENCH WITH GRAVEL
SILT FENCE



TEMP. CULVERT AT CONSTRUCTION ENTRANCE

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SOLID WASTE CALCULATIONS
SEC. 17-107
COMMERCIAL BUSINESS S.F. = 1,000 S.F.
MIN. S.F. GARAGE REQUIRED 100 S.F.
MIN. S.F. RECYCLABLES REQUIRED 24 S.F.
TOTAL S.F. REQUIRED 1024 S.F.
TOTAL S.F. PROVIDED 1024 S.F.

REFUSE AND SOLID WASTE DISPOSAL FACILITIES:
1. A MINIMUM OVERHEAD CLEARANCE OF TWENTY-TWO (22) FEET, AND A MINIMUM OPENING WIDTH OF 12' WIDE ARE REQUIRED. UNSTRUCTURED ACCESS SHALL BE MAINTAINED TO REFUSE AND SOLID WASTE DISPOSAL FACILITY.
2. ALL STORAGE AREAS / CONTAINERS SHALL BE ADEQUATELY SHIELDED PER LEE COUNTY GROWTH MANAGEMENT CODE.
3. ALL STORAGE AREAS / CONTAINERS SHALL MEET LEE COUNTY LAND DEVELOPMENT CODE.
4. THE CONFIGURATION AND LOCATION OF DUMPSTER / RECYCLING AREAS MAY BE MODIFIED DURING CONSTRUCTION AS LONG AS THE ABOVE REQUIREMENTS AND AREAS BELOW ARE MAINTAINED.

PROPERTY DEVELOPMENT REGULATIONS (ZONING)

	REQUIRED	PROVIDED
DEPTH:	100'	63'
WIDTH:	100'	179'
LOT AREA:	25,000 S.F.	157,748 S.F.
LOT COVERAGE:	40% MAX.	1.87%
HEIGHT:	35' MAX.	12'

PROPOSED DEVELOPMENT IS CONSISTENT WITH THE LFP PLAN
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPOSED LAND USES ARE COMPLIANT WITH LEE COUNTY ZONING REGULATIONS.

- LEGEND:**
- PROP. PAVEMENT
 - FUTURE PAVEMENT (PHASE 2)
 - PROP. DRY DETENTION
 - PROP. STAGING/DISPLAY AREAS
 - EX. LAKE



MAASTRICHT ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 12547
EXPIRATION DATE: 12/31/2024

PROJECT INFORMATION

PROJECT NAME: GARDEN CENTER
15885 PINE RIDGE ROAD
FORT MYERS, FLORIDA 33908

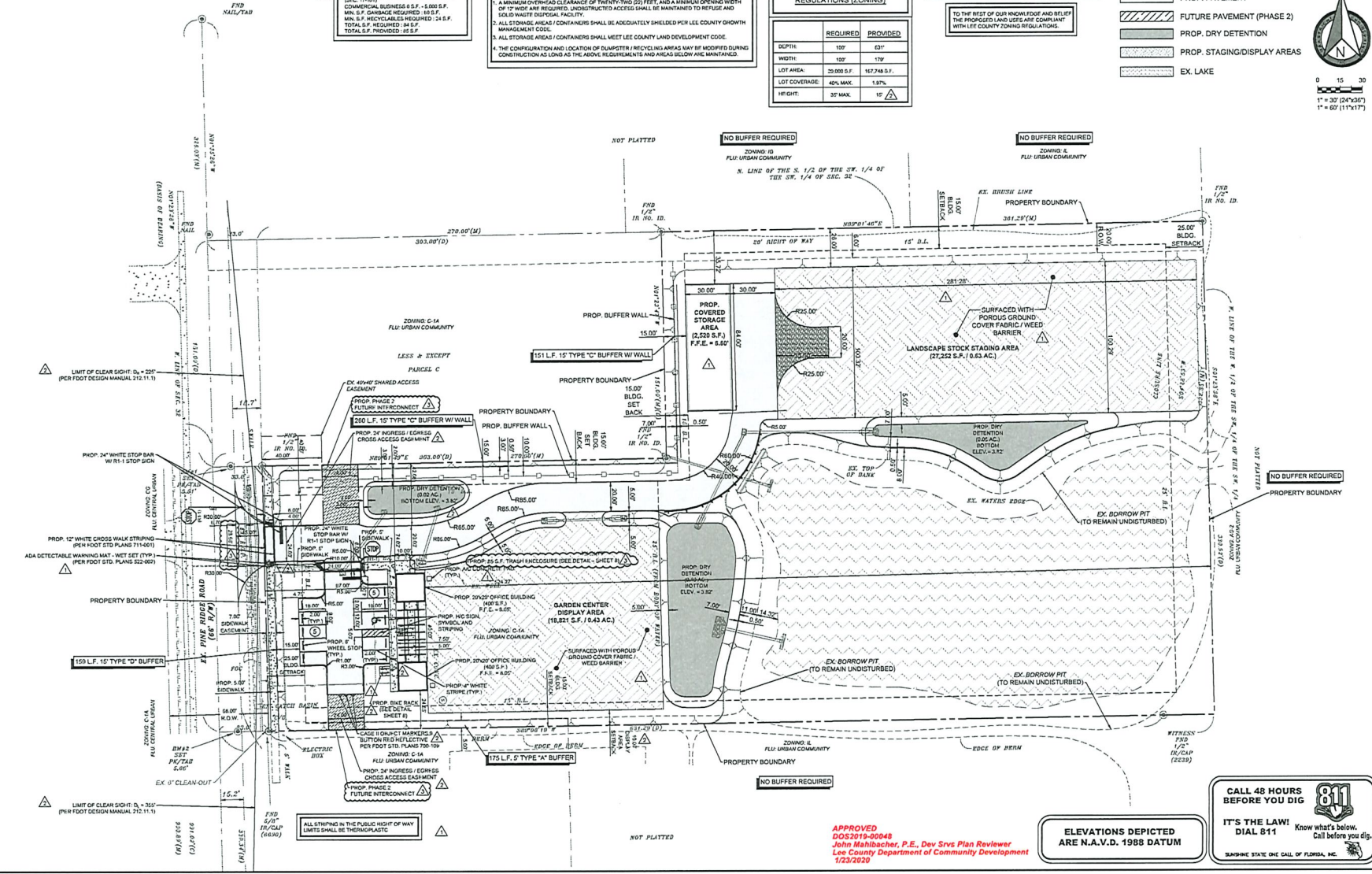
DATE: 11/13/2019
BY: J. MAESTRICHT
CHECKED BY: J. MAESTRICHT
SCALE: AS SHOWN

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION
1	11/13/2019	ISSUED FOR PERMIT

SITE DIMENSION PLAN

SHEET
4 OF 11



APPROVED
DOS2019-00048
John Maestricht, P.E., Dev Svcs Plan Reviewer
Lee County Department of Community Development
1/23/2020

ELEVATIONS DEPICTED
ARE N.A.V.D. 1988 DATUM

CALL 48 HOURS BEFORE YOU DIG **811**

IT'S THE LAW! Know what's below. Call before you dig.

FLORIDA STATE ONE CALL OF FLORIDA, INC.

Y:\CAD\2019-15-13\1513\1513 SITE PLAN.dwg Friday, November 22, 2019 1:04:48 PM

PROPOSED STRUCTURE TABLE [illegible]

SURFACE WATER MANAGEMENT PARAMETERS

(PER SF/WDG KSC-XXXXXX-P PERMIT)	
CONTRACT BAGIN	BAGIN 1
CONTROL ELEVATION (FT. NAVD)	2.82'
5 YEAR, 1 DAY STORM EVENT PERMITTED PEAK STAGE (FT. NAVD)	5.32'
25 YEAR, 3 DAY STORM EVENT PERMITTED PEAK STAGE (FT. NAVD)	8.23'
5 YEAR, 1 DAY STORM EVENT PERMITTED PEAK STAGE (FT. NAVD)	5.32'
5 YEAR, 1 DAY RAINFALL	0.58" C.F.
5 YEAR, 1 DAY PEAK DISCHARGE	0.58' C.F.
25 YEAR, 3 DAY RAINFALL	11"
25 YEAR, 3 DAY PEAK DISCHARGE	0.35' C.F.
100 YEAR, 3 DAY RAINFALL	4"
PEAK FLOOD 100 YRS. (FT. NAVD)	7.50'
MANHOLE DEPTH ELEVATION (FT. NAVD)	8.15'
D.C.S. #1 GRADE LEVEL (FT. NAVD)	6.00'
MANHOLE FINISHED FLOOR ELEV. (FT. NAVD) FEMA EL. +1	8.05'
MANHOLE PARKING LOT FLOOR ELEV. (FT. NAVD)	7.49'
MANHOLE FINISHED FLOOR STREET CENTERLINE +1.5'	5.41'

REQUIRED PERMITS

LEE COUNTY DEVELOPMENT ORDER: DOS2019-XXXXX
 SPWMD - 10-2 PERMIT: TBD
 SPWMD - WUP: TBD
 LEE COUNTY UTILITIES PERMIT: TBD
 NPDES - FDEP POLLUTION PREVENTION PERMIT: TBD

NOTES

- 1). THERE ARE NO POTENTIAL IMPACTS TO SURFACE WATER OR GROUNDWATER RESULTING FROM THIS PROJECT.
- 2). MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM IS THE RESPONSIBILITY OF THE OWNER.
- 3). THE PROPOSED DEVELOPMENT IS NOT LOCATED WITHIN AN AIRPORT OBSTRUCTION NOTIFICATION AREA.
- 4). FACILITY IS DESIGNED TO BE IN COMPLIANT WITH A.D.A. GUIDELINES.

LEGEND:

-  PROP. PAVEMENT
 PROP. DRY DETENTION
 PROP. STAGING/DISPLAY AREAS
 PROP. BERM
 EX. LAKE

MAASTRICHT
ENGINEERING

DEVELOPER:
KEVIN HIMSCHOOT
10605 FINE RIDGE ROAD
FORT MYERS, FL 33909

REVISION DESCRIPTION	COUNTY LETTER DATED JUNE 2019
	PER COUNTY COMMENTS
	PER COUNTY COMMENTS

PROPERTY CARE LANDSCAPES	DATE
GARDEN CENTER	04-06-13
15885 PINE RIDGE ROAD	09-06-13
FORT MYERS	11-22-13

PAVING & DRAINAGE PLAN

RADING,

SHEET
5 OF 11

APPROVED
DOS2019-00048
John Mahlbacher, P.E., Dev Svcs Plan Reviewer
Lee County Department of Community Development
1/23/2020

**ELEVATIONS DEPICTED
ARE N.A.V.D. 1988 DATUM**

**CALL 48 HOURS
BEFORE YOU DIG**

**IT'S THE LAW
DIAL 811**

Know what's below.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

FIRE FLOW TEST

KIMA HIGHWAY FIRE DISTRICT FIRE PREVENTION / PUBLIC EDUCATION EDUCATION		Section 1 0-00000000 0-00000000 0-00000000	
KIMA SOUTH POKITE BLVD FOOT MOUNTAIN, CALIFORNIA 91709		Section 2 0-00000000 0-00000000 0-00000000	
ATTENTION: Manager California Highway Fire District Post Office Box 100		Section 3 0-00000000 0-00000000 0-00000000	
Invoice Invoice # 07072121-00 Invoice Date 11/2/2011		Section 4 0-00000000 0-00000000 0-00000000	
Section 5 0-00000000 0-00000000 0-00000000		Section 6 0-00000000 0-00000000 0-00000000	
Section 7 0-00000000 0-00000000 0-00000000		Section 8 0-00000000 0-00000000 0-00000000	
Section 9 0-00000000 0-00000000 0-00000000		Section 10 0-00000000 0-00000000 0-00000000	
Section 11 0-00000000 0-00000000 0-00000000		Section 12 0-00000000 0-00000000 0-00000000	
Section 13 0-00000000 0-00000000 0-00000000		Section 14 0-00000000 0-00000000 0-00000000	
Section 15 0-00000000 0-00000000 0-00000000		Section 16 0-00000000 0-00000000 0-00000000	
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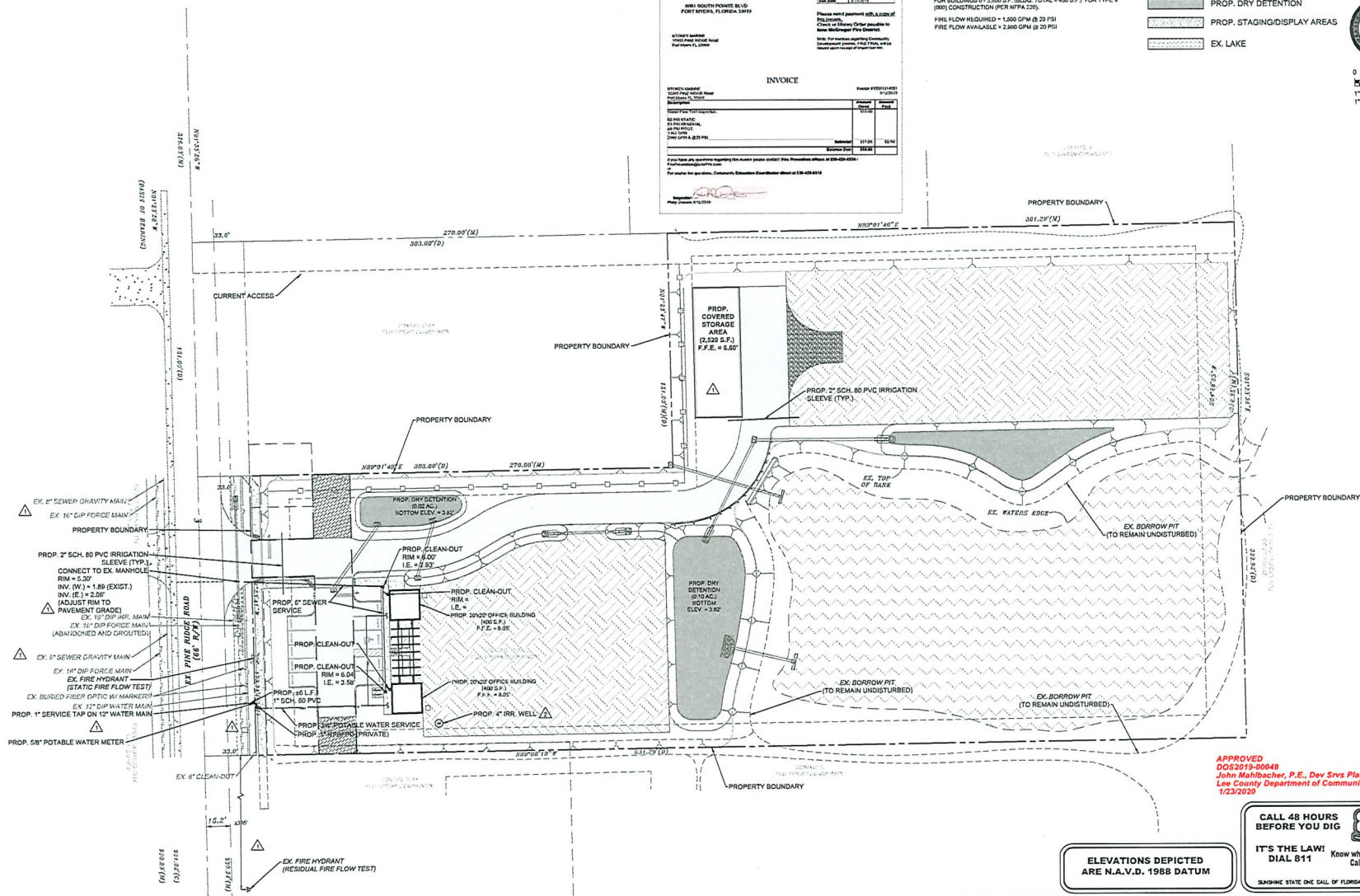
BASED ON NFPA 1 - FIRE CODE - LATEST EDITION, CHAPTER 18, TABLE 18.4.5.1.2 "MINIMUM REQUIRED FIRE FLOW AND FLOW DURATION FOR BUILDINGS". A MINIMUM OF 1,500 GPM IS REQUIRED FOR BUILDINGS 0 - 3,800 S.F. (BLDG. TOTAL = 430 S.F.) FOR TYPE V (000) CONSTRUCTION (PER NFPA 220).

FIRE FLOW AVAILABLE = 2,000 GPM @ 20 PSI

 PROP. PAVEMENT
 PROP. DRY DETENTION
 PROP. STAGING/DISPLAY AREAS
 EX. LAKE



0 15 30
1" = 30' (24"x36")
1" = 60' (11"x17")



APPROVED
DOS2019-00048
John Mahlbacher, P.E., Dev Svcs Plan Reviewer
Lee County Department of Community Development
1/23/2020

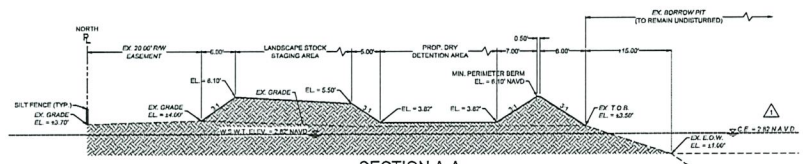
ELEVATIONS DEPICTED
ARE N.A.V.D. 1988 DATUM

IT'S THE LAW!
DIAL 811

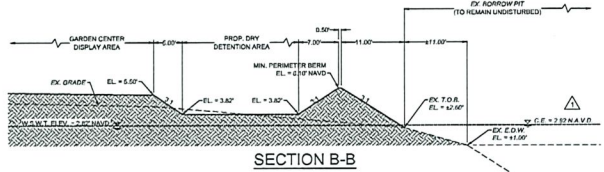
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET	6 of 11	UTILITY PLAN	PROPERTY CADD LANDSCAPES	DATE	BY	REVISION DESCRIPTION	DEVELOPER	 MAASTRICHT ENGINEERING
			19845 PINE RIDGE ROAD FORT MYERS, FL 33908	11/11/11	11/11/11	11/11/11	11/11/11	

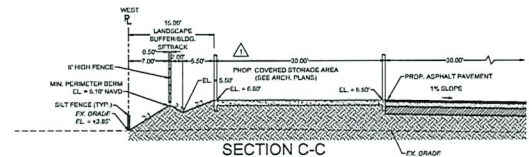
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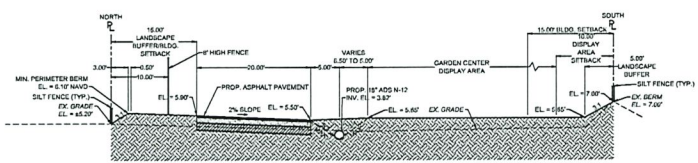
SECTION A-A



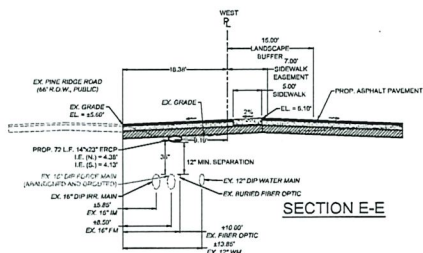
SECTION B-B



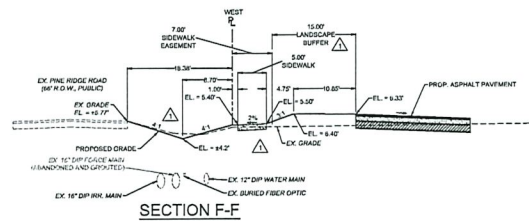
SECTION C-C



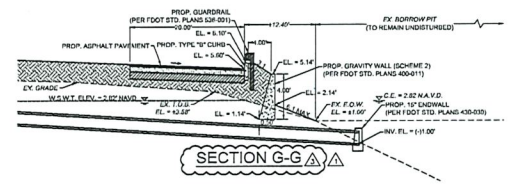
SECTION D-D



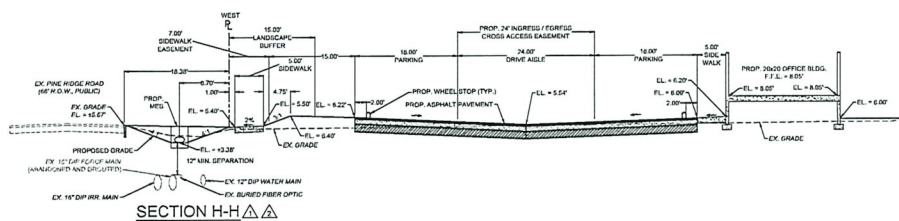
SECTION E-E



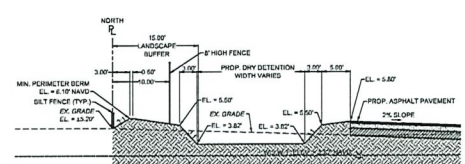
SECTION F-F



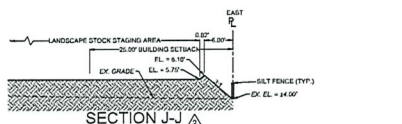
SECTION G-G



SECTION H-H



SECTION I-I



SECTION J-J

SCALE:
1" = 10' (HORIZ.) (24"x36")
1" = 5' (VERT.) (24"x36")
1" = 20' (HORIZ.) (11"x17")
1" = 10' (VERT.) (11"x17")

Y:\CAD\2018\18-13\13\13 CROSS SECTIONS.dwg Monday, December 16, 2019 12:22:42 PM

APPROVED
DOS2019-00048
John Mahlbacher, P.E., Dev Svcs Plan Reviewer
Lee County Department of Community Development
1/23/2020

SHEET		7 OF 11		CROSS SECTIONS		PROPERTY CARE LANDSCAPES		DATE		BY		REVISION DESCRIPTION		DEVELOPER		MAASTRICHT ENGINEERING		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE		PROJECT		SHEET NO.		SHEET TOTAL		DRAWN BY		CHECKED BY		DATE</	
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[illegible]

TOP VIEW

Technical drawing of a detention pond cross-section. The drawing shows a concrete structure with a sloped left side and a flat top. Key dimensions and labels include:

- TOP OF SLOPE AT BEHM:** ELEV. = 8.10'
- 0.84' (MIN.)** horizontal distance from the top of the slope to the structure.
- TYPE 1" RILEY** and **CHALK ELEV. = 8.30'** label at the top of the structure.
- 10' 17" CUP RAFFLE** (3 FT LONG) on the right side of the structure.
- 4.00'** horizontal distance from the raffle to the detention area.
- DETENTION AREA** with **ELEV. = 7.30'** label.
- 3" DIA. ORIFICE** with **REV. ELEV. = 7.85'** label.
- PLACE RUBBER BARRIAR (12" MIN. THICKNESS) UNDERLAIN WITH 1/4" FABRIC** label.
- ELEV. = 7.30'** label at the base of the structure.
- 17' 422.0-0.11** and **VERTICAL PIPE** with **L.E. = 1.20'** label.
- BOTTOM ELEV. = 1.30'** label at the bottom of the structure.
- 2.0' 1" SLOPE 1:1.5' HORIZ.** label for the bottom slope.

CROSS SECTION

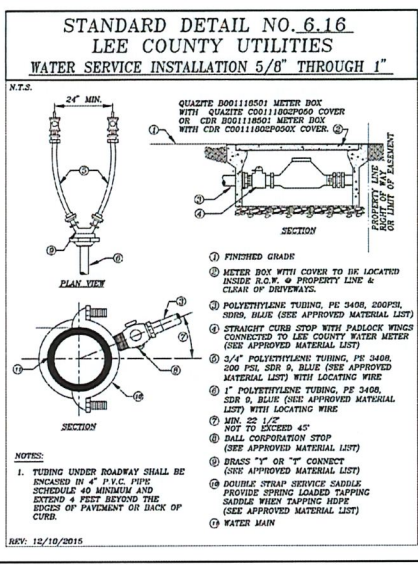
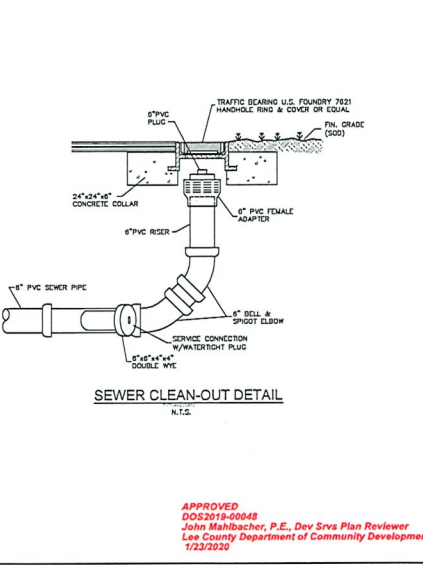
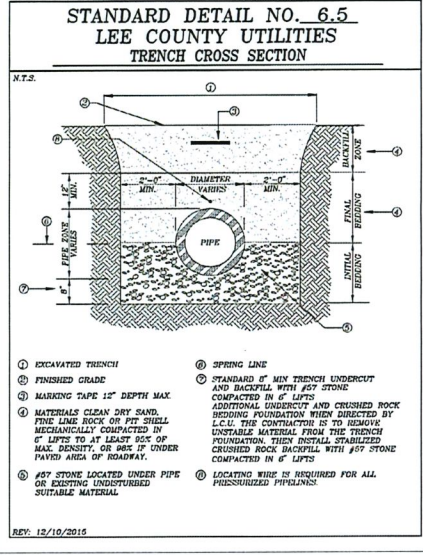
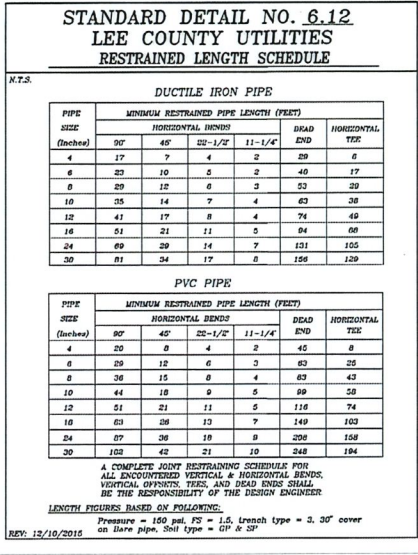
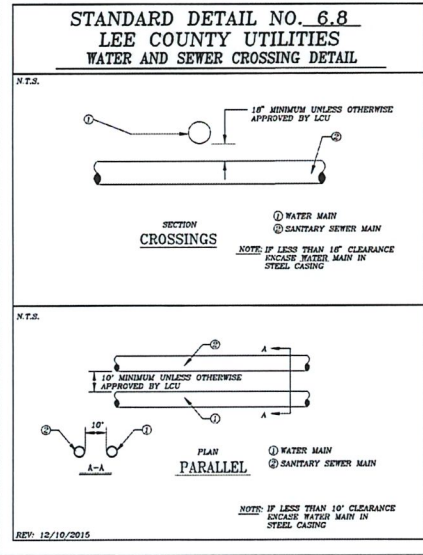
MODIFIED FDOT TYPE 'C' INLET
OUTFALL CONTROL STRUCTURE #1 (S-11)
1" = 2' (11"x17")
1" = 1' (24"x36")

FRONT VIEW

APPROVED
DOS2019-00048
John Mahlbacher, P.E., Dev Svcs Plan Reviewer
Lee County Department of Community Development
1/23/2020

SHEET 9 OF 11	GRADING, PAVING & DRAINAGE DETAILS	PROPERTY CARE LANDSCAPES GARDEN CENTER 1585 PINE RIDGE ROAD LEE COUNTY, FLORIDA 33908	DATE 02/03/13	BY JCS	REVISION DESCRIPTION 1. REVISED THE SLOPE COMPUTATION	DEVELOPER TRAFFIC ENGINEERING 1585 PINE RIDGE ROAD PORT WORTH, FL 33968		DATE 02/03/13	INCHES 1/8"
			DATE 02/03/13	BY JCS	REVISION DESCRIPTION 1. REVISED THE SLOPE COMPUTATION	DEVELOPER TRAFFIC ENGINEERING 1585 PINE RIDGE ROAD PORT WORTH, FL 33968		DATE 02/03/13	INCHES 1/8"

SHEET NO. 11	GRADING, PAVING & DRAINAGE DETAILS	PROPERTY CARELANDSCAPES 15505 FINE RIDGE ROAD FORT MYERS FL 33904 LEE COUNTY, FL 33904	DATE	BY	REVISION DESCRIPTION	DEVELOPER: MAASTRICHT ENGINEERING 15505 FINE RIDGE ROAD FORT MYERS, FL 33904 PHONE: 813.355.6769 FAX: 813.355.6770 E-MAIL: EMMER@MAASTRICHT-FL.COM	DRAWN BY: DATE: CHECKED BY: DATE:



Perez, Maria

From: Schroeder, Brianna
Sent: Monday, November 10, 2025 3:09 PM
To: Perez, Maria
Cc: Rodriguez, Anthony; Sweigert, Rebecca; Adams, Joseph; Keith Long; davidf@fioreslandscapes.com; Megan Dear
Subject: 48-Hour Letter for SEZ2024-00007
Attachments: 48 Hour Letter for SEZ2024-00007.pdf

Good afternoon,

Please see the attached 48-hour letter for the submittal of the Affidavit of Publication.

Thank you,



Brianna Schroeder | Planner
Department of Community Development, Zoning Section

1500 Monroe St, Fort Myers, FL 33901

office: (239) 533-8350

email: BSchroeder@leegov.com

web: www.leegov.com/dcd

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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.

STAFF'S EXHIBIT # 2

STAFF'S EXHIBIT #

MEMORANDUM
FROM
THE DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Ms. Donna Marie Collins
Chief Hearing Examiner

DATE: November 10, 2025

FROM: Brianna Schroeder
Planner

RE: 48-Hour Letter
Fiore's Café and Garden Center - COP (SEZ2024-00007)

Madame Hearing Examiner,
Staff respectively would like to submit the Affidavit of Publication (attached) for the Special Exception request for consumption on premises in conjunction with a café (Restaurant, Group II) for Fiore's Café and Garden Center (SEZ2024-00007) and is scheduled to be heard on November 12, 2025.

Respectfully Submitted,
Brianna Schroeder
Planner, Zoning Section



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Brienne Cherry
Lcbe-Dept Of Comm Development-D
1500 MONROE ST
Fort Myers FL 33901

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 10/30/2025
FNP news-press.com 10/30/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/30/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$171.00	
Tax Amount:	\$0.00	
Payment Cost:	\$171.00	
Order No:	11756326	# of Copies:
Customer No:	1124450	1
PO #:	# 900697	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

The Hearing Examiner of Lee County will hold public hearings on Wednesday, November 12, 2025, in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL. An interested individual may appear and be heard with respect to the case(s) below. The Hearing Examiner's written decision becomes final on the date rendered. That decision may be appealed to Circuit Court in Lee County if an appeal is filed within 30 days of the date the decision is rendered. Copies of staff report(s) are available one week prior to the hearing. The file can be reviewed at the Zoning Section, 1500 Monroe St., Fort Myers, FL. Call (239) 533-8585 for additional information.

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate, contact the ADA Coordinator, Dr. Ranice Monroe, (239) 533-8782, ADARequests@leegov.com or Florida Relay Service 711. Accommodation will be provided at no cost to the requestor. Requests should be made at least five business days in advance.

The following case(s) will be heard: SEZ2024-00007. Flore's Cafe & Garden Center - COP. 9:00 am. Special Exception request for consumption on premises in conjunction with a Cafe (Restaurant, Group II). Located at 15885 Pine Ridge Road, Iona McGregor Planning Community, Lee County, FL. Owner: Property Care Landscapes, LLC. October 30, 2025 11756326



Lee County
Southwest Florida

SEZ2024-00007

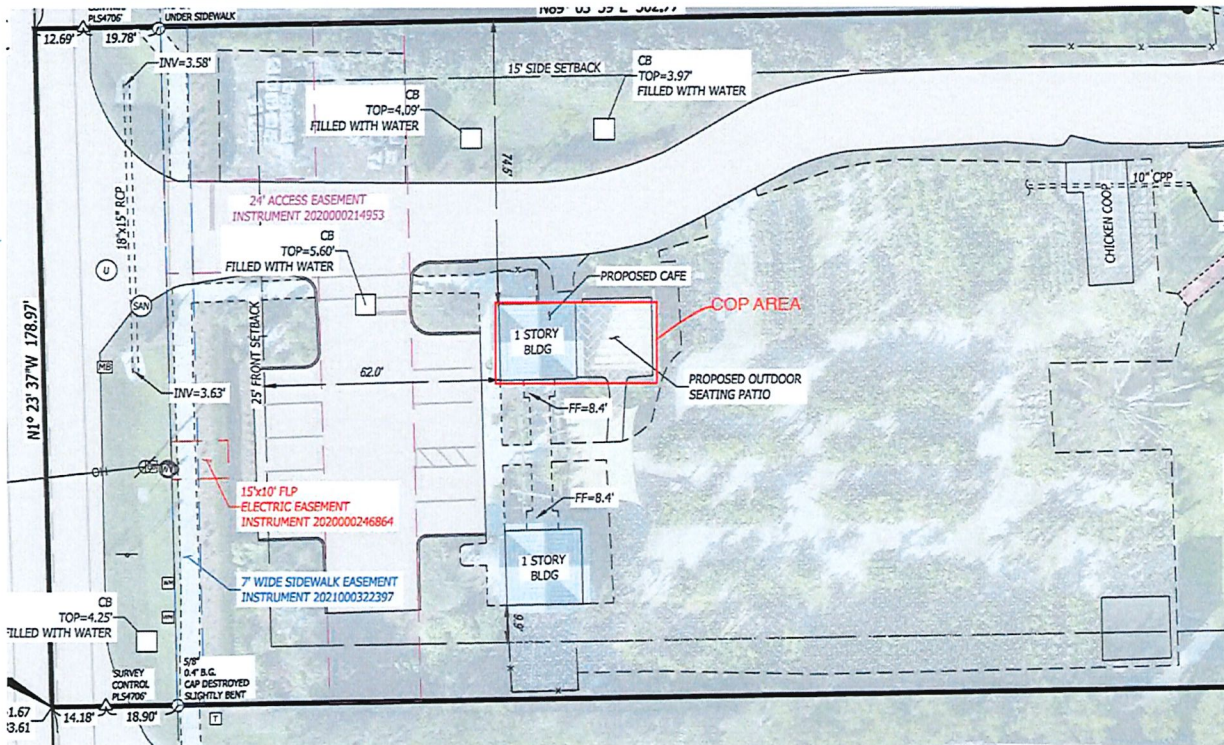
Fiore's Café and Garden Center - COP
Staff Presentation – November 12, 2025

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STAFF'S EXHIBIT #) 3

Request and Recommendation

Special Exception to allow Consumption on Premises through a 2-COP alcoholic beverage license in conjunction with a Café (Restaurant, Group II), which offers outdoor seating



Principal Use

- Lawn and Garden Supply Store

Ancillary Use

- Café with outdoor seating (Restaurant, Group II)

Request

- Permit the Consumption on Premises through a 2-COP license pursuant to LDC Section 34-844

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Property Information

STRAP: 32-45-24-00-00026.0060

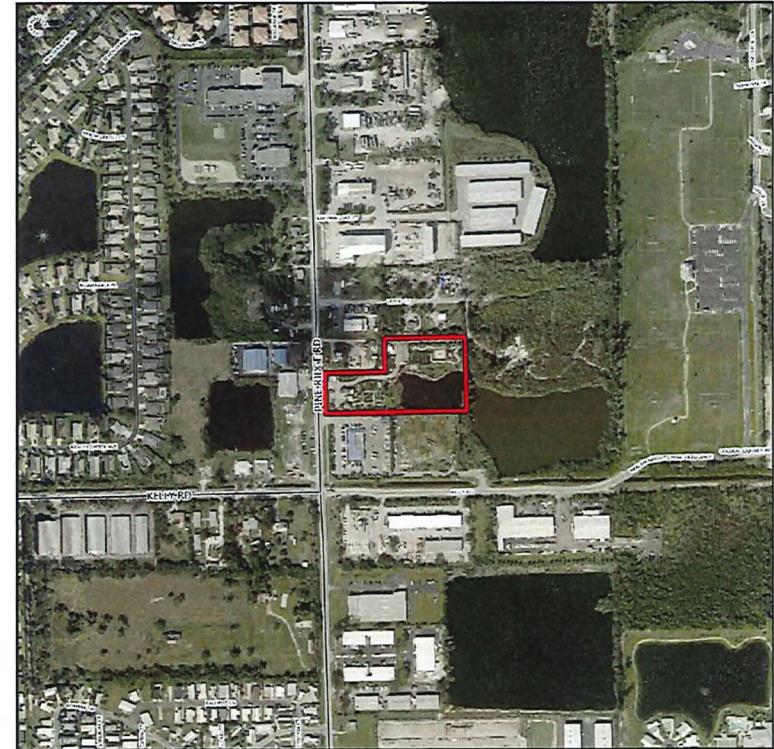
15885 Pine Ridge Road

±3.7 Acres

North of Kelly Road
East of Pine Ridge Road
South of Gladiolus Drive

In 1975, the property was rezoned from Agricultural (AG-2) to Commercial (C-1A) by Resolution Z-75-227

In 1977, a Special Permit was approved by Resolution Z-77-159 to permit a mobile home office and guard quarters in conjunction with Resolution Z-75-227.



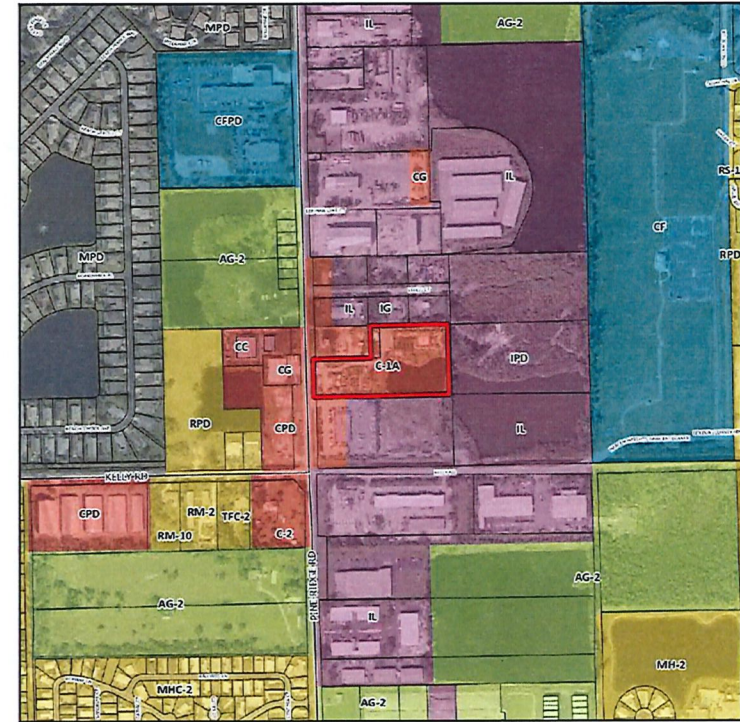
 Subject Property

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Future Land Use and Zoning District



- Subject Property
- Central Urban
- Urban Community
- Industrial
- Public Facilities



Commercial (C-1A)

- Subject Property

No Content Here!

Surrounding Properties

North and Northeast

- Developed in the North
- Undeveloped in the Northeast
- Zoned:
 - Commercial (C-1A)
 - Light Industrial (IL)
 - General Industrial (IG)
 - Community Commercial (CC)
- Future Land Use Category
 - Urban Community
- Current Uses
 - Wireless Communication Facility
 - Automotive Repair and Service
 - Residential (on C-1A zoned property)

East

- Undeveloped
- Zoned:
 - Industrial Planned Development (IPD)
- Future Land Use Category
 - Urban Community
- A Development Order Application in review
- DOS2021-00016: Development of a storage facility with a caretaker's residence

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Surrounding Properties

South, Southeast, and Southwest

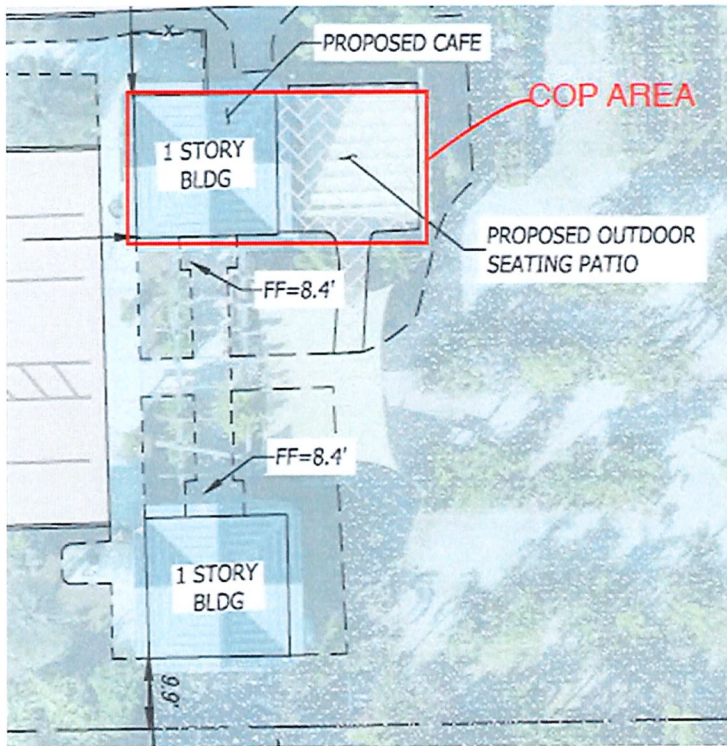
- Developed
- Undeveloped to the Southwest
- Zoning
 - Light Industrial (IL)
 - Commercial Planned Development (CPD)
- Future Land Use:
 - Urban Community
 - Central Urban (Southwest)
- Current and Proposed Uses
 - Office and Warehouse location for Stokes Marine Inc.
 - A Development Order application (DOS2022-00005) is in review to develop a 12,500 square-foot warehouse (to the Southwest)
 - A lake is located to the southwest and cannot be developed

West

- Developed
- Zoned
 - General Commercial (CG)
- Future Land Use:
 - Central Urban
- Current Use:
 - Motorcycle parts and repair shop (Repair Shops, Group IV)

No Content Here!

Additional Information



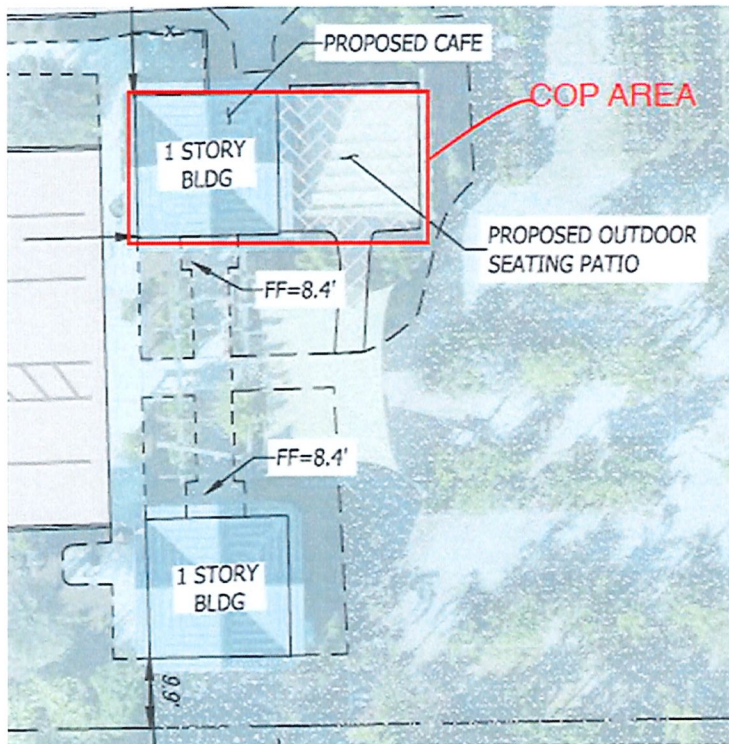
- In 2019, a Development Order was issued and completed for single-phase construction and infrastructure to support the lawn and garden supply store.
- In 2019 and 2020, three Commercial Building Permits were issued in conjunction with the Development Order.

Permit Number	Scope of Work	Status
COM2019-02153	Building One – Sales Center (Building to the North)	Closed – CO Issued
COM2020-00117	Building Two – Office (Building to the South)	Closed – CO Issued
COM2020-00118	A trellis to be shared between buildings one and two	Closed – CC Issued

- In 2024, a change of use for Building One was completed and a certificate of occupancy was issued for a Café (Restaurant, Group II).
- Between 2024 and 2025, two shade structures were constructed without the appropriate permits or development permits, a condition for the applicant to acquire the applicable development permits is recommended by staff.

No Content Here!

Additional Information



- Administrative Deviation (ADD2025-00067) was submitted and approved to request relief from LDC Section 10-261(a), which requires the following:
 - All commercial businesses to provide sufficient on-site space for recyclable materials collection to allow for roll-out totes in lieu of a dumpster to be shielded and enclosed within a 140 square foot solid waste collection area.
- This request was approved on July 2, 2025.

Additional Information

The purpose of the proposed request is to permit Consumption on Premises (COP) in conjunction with a Café (Restaurant, Group II) known as Fiore's Café, which operates as an ancillary use to the Lawn and Garden Supply Store and will be offering outdoor seating.

- **LDC Section 34-844 permits:**
 - Lawn and Garden Supply Store
 - Café (Restaurant, Group II)
 - Consumption on Premises through a Special Exception or Administrative Approval
- **LDC Section 34-1264** establishes the standards must meet to approve this request administratively provided that the establishment is not within 500 feet of a religious facility, school (noncommercial), daycare center (child), park, or dwelling unit under separate ownership. Or is part a tenant of a multi-occupancy complex that is adjacent to an arterial or collector road.

The Café (Restaurant, Group II) is within 500 feet of a dwelling unit under separate ownership, and the subject property is not part of a multi-occupancy complex; therefore, a special exception is required to consider Consumption on Premises pursuant to **LDC Section 34-1264(a)(2)**

Special Exception LDC Section 34-145(c)(3)

34-145(c)(3) Findings/review criteria.

- a. Prior to granting a special exception, the Hearing Examiner must find the applicant has proven entitlement to the special exception by demonstrating the request:
 1. Is consistent with the goals, objectives, policies and intent of the Lee Plan;
 2. Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable;
 3. Will be compatible with existing and planned uses;
 4. Will not be injurious to the neighborhood or detrimental to the public welfare; and
 5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

Lee Plan Policy 1.1.4: Urban Community

Policy 1.1.4: of the Lee Plan establishes that this future land use category are areas characterized by a mixture of relatively intense commercial and residential uses with residential development being at slightly lower densities in these areas.

The proposed request and subject property is located in an area with various commercial uses and low-density residential development

Is consistent with this Lee Plan Policy



-  Subject Property
-  Central Urban
-  Urban Community
-  Industrial
-  Public Facilities

Utilities

Standard 4.1.1 establishes that any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system

Standard 4.1.2 establishes that any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

- The Café is approximately 800 square feet, which includes the 400 square feet for outside seating.
- The office space is approximately 400 square feet.
- The total amount of sewage being generated is less than 5,000 gallons a day

A letter of availability from Lee County Utilities indicating this location is currently being serviced and has capacity for the café.



Is consistent with these Lee Plan Standards

No Content Here!

Commercial Land Uses

Policy 6.1.4 of the Lee Plan establishes Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

Policy 6.1.6 of the Lee Plan aims to maintain land development regulations that require commercial development provide adequate and appropriate landscaping, open space, buffering, and architectural standards.

- The subject property is currently surrounded by various commercial uses with different levels of intensity, with some low-density residential uses.
- The café has a side yard setback of 75 feet.
- The development has gone through development review through Development Order, DOS2019-00048.
- Property has a 15-foot Type “C” buffer to the north and west and 5-foot Type “A” buffer to the south.

Is consistent with these Lee Plan Policies



No Content Here!

Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources,
where applicable

Environmental staff has reviewed the request and has determined that the proposed Special Exception will not impact environmentally critical and sensitive areas and natural resources.

The site is currently developed through Development Order, DOS2019-00048, and meets the required open space and landscape requirements established in Chapter 10 of the Land Development Code (LDC).

Will be compatible with existing and planned uses and will not be injurious to the neighborhood or detrimental to the public welfare

- Located within the Urban Community Future Land Use Category, , which are areas characterized by a mixture of relatively intense commercial and residential uses with residential development being at slightly lower densities in these areas.
- The Special Exception request for Consumption on Premises (COP) for a 2-COP (beer and wine) alcoholic beverage license in conjunction with Café, which is supplementary to a Lawn and Garden Supply Store is compatible with the existing and planned uses.
- The site has been developed as a Lawn and Garden Supply Store since 2019 and has had a café operating as an ancillary use since 2024. and the surrounding properties have been developed with a variety of commercial uses that are but are not limited to:
 - Office (Business Services, Group I), Automotive repair and service, Repair shops, Group IV, and a storage building
- The site is also appropriately buffered to reduce the chance of any residential uses being affected should the Special Exception be approved.
- The anticipated hours of operation are Monday through Sunday with the hours of operation being 9:00am to 5:00pm
- The COP area is isolated to the Café and designated outside seating area as shown on the Site Plan and Floor Plan, which reduces the risk of disruption to the neighboring properties.

Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

Principal Use: Lawn and Garden Supply Store, permitted by right under LDC Section 34-844

Ancillary Use: Café (Restaurant, Group II), permitted by right under LDC Section 34-844

Proposed Use: Consumption on Premises, must obtain approval through an Administrative Approval or Special Exception.

LDC Section 34-1264 establishes the special regulations for sale or service for on-premises consumption. As previously mentioned, this project does not meet the regulations established in this code section to receive approval through the Administrative Approval process.

The subject property contains two or more different uses, which meets the definition of a “Multiple-use development” as set forth in **LDC Section 34-2012**.

In accordance with **LDC Section 34-2020(b)**, which establishes parking requirements for nonresidential uses, the subject property is subject to a minimum parking space requirement of 5 spaces

Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

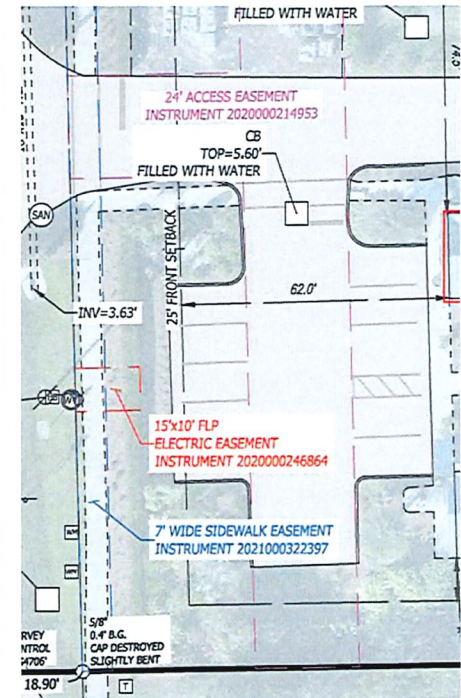
LDC Section 34-2020(b) establishes that restaurants with outside seating must receive the same calculation rate as the total floor area.

LDC Section 34-2020(b), note (9) establishes “The minimum required parking requirement for Groups I, II and fast-food restaurants with no drive-up facilities located in a multiple-use development is one space per 350 square feet of total floor area.”

The Café does not offer drive-up facilities and is in a multi-use development

The site currently offers 10 parking spaces, which is substantially more than the 5 spaces required

Building	Use	Floor Area	Requirement (Multiple-Use Development)	Total
One (North)	Café with outdoor seating	800 Square feet (includes outside area)	1 space per 350 square feet of total floor area.	3 Spaces
Two (South)	Office	400 Square feet	1 space per 350 square feet of total floor area.	2 Space
Spaces required				5 Spaces



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Conditions

1. Approval is limited to a 2-COP beverage license (beer and wine only) in conjunction with a Café (Restaurant, Group II).
2. The location of indoor and outdoor consumption on premises is limited to the area labeled as “COP Area” as shown on the Site Plan and the Floor Plan.
3. The hours of operation for indoor and outdoor consumption on premises are limited to Monday through Sunday from 9:00am to 5:00pm.
4. The shade structure above the outdoor seating area, designated for the Café, and the structure located behind the existing trellis connecting Buildings 1 and 2, as depicted in the Site Plan, are required to apply for a Limited Development Order and obtain a Commercial Building Permit.

Conclusion

The request to allow Consumption on Premises for a 2-COP alcoholic beverage license in conjunction with a Café, which offers outside seating and is ancillary to an existing Lawn and Garden Supply Store is consistent with the Goals, Objectives and Policies set forth in the Lee Plan.

The request, as conditioned, is compatible with the existing and planned uses and will not be injurious to the neighborhood or detrimental to the public welfare.

Approval of the request will have no impact on environmentally critical area or natural resources and will be in compliance with applicable regulations.

The application has been assessed in line with the approval standards for a Special Exception set forth in LDC Section 34-145(c)(3)



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