

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

WHEREAS, an application was filed by the property owner, Jes Santaularia, to rezone a 23.2± acre parcel from Agricultural (AG-2) and Industrial Planned Development (IPD) to IPD, in reference to The Storgard IPD Amendment Phase II; and

WHEREAS, a public hearing was advertised and held on May 31, 2000, with written responses due June 9, 2000, June 16, 2000 and June 23, 2000, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case # DCI2000-00005; and

WHEREAS, a second public hearing was advertised and held on August 21, 2000, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 23.2± acres of land from AG-2 and IPD to IPD to allow a maximum of 7,500 square feet of retail space, 4,500 square feet of office use, 150,000 square feet of industrial use, and 26,000 square feet of commercial recreation use, in buildings not to exceed 35 feet in height within a maximum of three stories. The property is located in the Industrial Development Land Use Category and legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the two-page Master Concept Plan (MCP) entitled "Storgard IPD Master Concept Plan," stamped received 06/14/00, last revised 06/05/00, except as modified by the conditions below. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.
2. The following limits apply to the project and uses:

Note: All uses listed below are approved uses from Zoning Resolutions Z-95-082, Z-98-032 and Administrative Amendment PD-98-058 for the existing 15±-acre IPD zoned tract, with the exception of the Consumption on Premises (COP) use which is being added as part of the proposed action. The asterisks identify previously approved use locational limitations for this project, as noted below.

a. Schedule of Uses

Accessory Uses and Structures  
Administrative Offices  
Animals, Clinic or Kennel  
ATM  
Auto Parts Store \*  
Automobile Service Station  
Banks and Financial Establishments, Group I \*  
Boats:  
    Boat Parts Store  
    Boat Repair and Services  
    Boat Sales \*  
    Boatyard, with the condition that the use be in compliance with the fencing and screening requirements for Open Storage, LDC § 34-3005(b)(1)  
Broadcast Studio, Commercial Radio and TV  
Building Material Sales  
Business Services, Groups I & II  
Caretaker's Residence  
Cleaning and Maintenance Services  
Cold Storage, Pre-cooling, Warehouse and Processing Plant  
Computer and Data Processing Service  
Consumption on Premises (in compliance with LDC § 34-1264, *et seq.*) \*  
Contractors and Builders, All Groups  
Convenience Food and Beverage Store  
Drive-Thru Facility for any permitted use  
Entrance Gates and Gatehouse  
Essential Services  
Essential Service Facilities, Group I  
Excavation, Water Retention  
Factory Outlets  
Fences and Walls  
Freight and Cargo Handling Establishments  
Gift and Souvenir Shop \*  
Hardware Store \*  
Household and Office Furnishings, All Groups  
Lawn and Garden Supply Stores \*  
Manufacturing, All Groups  
Medical Office  
Mini-warehouse

Mobile Home Dealers  
 Motion Picture Studio  
 Non-store Retailers, All Groups  
 Parcel and Express Services  
 Parking Lot, Accessory, Garage, Temporary  
 Personal Services, Groups I & II  
 Photo finishing Laboratory  
 Printing and Publishing  
 Processing and Warehousing  
 Recreation Commercial Uses, Groups I, III and IV \*\*  
 Rental or Leasing Establishment, All Groups  
 Repair Shops, All Groups  
 Research and Development Laboratories, Groups II, III & IV -  
 Restaurant, Fast Food \*  
 Restaurant, All Groups \*  
 Self-Service Fuel Pumps  
 Signs, in accordance with LDC Chapter 30  
 Social Services, Group II  
 Storage, Indoor and Open--with the condition that the use must be in  
     compliance with the fencing and screening requirements for Open Storage,  
     LDC § 34-3005(b)(1)  
 Transportation Services, All Groups  
 Vehicle and Equipment Dealers, All Groups  
 Warehouse, public and private  
 Wholesale Establishments, All Groups

\* Permitted uses only within the "commercial area" noted with asterisks in the Schedule of Uses. Total retail commercial development within this area must not exceed 7,500 square feet. Total Project commercial uses must not exceed 18,000 square feet.

\*\* Recreational uses (Groups I and III only) limited to the indoor and outdoor commercial areas as depicted on the MCP are not required to comply with the provisions of Policy 6.1.2. However, some of the uses in Group IV would be required to comply with that Policy.

Recreational uses (in Groups I, III, and IV) are further limited as set forth below:

A total of 26,000 square feet of development is restricted exclusively to the development of the approved Commercial Recreation uses (Groups I, III and IV only) in the following manner: a maximum of 6,000 square feet of indoor uses and a maximum of 20,000 square feet of outdoor uses. This additional square footage may not be used for, or as part of, any other approved commercial uses/development.

Parking:

- (1) The parking requirements for the indoor/outdoor commercial skateboarding/in-line skate facility will be calculated based upon one space per 100 square feet of the indoor portion.
- (2) The parking requirements for outdoor Commercial Recreation uses not listed in LDC Division 26, "Parking," will be five spaces per 1,000 square feet.
- (3) The parking requirements for other indoor Commercial Recreation uses must be consistent with LDC § 34-2020(4).

b. Site Development Regulations

The development of this site must be in compliance with the development regulations set forth on the MCP.

3. Prior to local development order approval, the landscape plans must include a littoral planting plan for the existing lakes, which will be connected to form one large lake, based on two herbaceous plants per linear foot. Twenty-five percent of the littoral plants must be provided as trees (red maple, cypress or pond apple) with one 10-foot-tall, or two 5-foot-tall, or three 3-foot-tall trees being equivalent to 10 herbaceous plants.
4. Buffers:
  - a. The Developer must provide a utility/landscape buffer no less than 15 feet in width along the east property line. This buffer must consist of no less than 30 cold-hardy shrubs (Wax Myrtle, *Myrica cerifera* or equivalent) per 100 linear feet. The shrubs must each be a minimum of 36 inches high at time of installation. Shrub hedge height must be maintained at four feet. Existing vegetation may be used to fulfill this requirement.
  - b. This buffer may be constructed in stages, provided the portion along the east property line of the easternmost out parcel is installed when the Commercial Recreation uses are constructed.
5. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
6. If the County accepts the dedication and maintenance of the access road shown on the MCP, only the areas shown as access road right-of-way deemed by the County to be necessary to the function of the access road will be eligible for credits.
7. Approval of this rezoning does not guarantee local development order approval, or vest present or future development rights for Lee Plan consistency. Development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and

Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix, and general function, as well as all other Lee Plan provisions.

8. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development or subsequent amendments thereto.
9. The conditions contained herein incorporate all conditions from Z-95-082, Z-98-032, and AA PD-98-058. The previous actions are hereby superseded.

#### SECTION C. DEVIATIONS:

1. Deviation (1) was withdrawn by the Applicant.
2. Deviation (2) seeks relief from the LDC §10-418(a)(1), requirement to provide a sinuous water retention shoreline configuration for the existing lake, to eliminate this requirement. This deviation is APPROVED, SUBJECT TO compliance with Condition 3.

#### SECTION D. EXHIBITS:

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

- Exhibit A: The legal description and STRAP number of the property.  
Exhibit B: Zoning Map (subject parcel identified with shading)  
Exhibit C: The Master Concept Plan

#### SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
  - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
  - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
  - c. is compatible with existing or planned uses in the surrounding area; and,
  - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

- e. will not adversely affect environmentally critical areas or natural resources.
- 3. The rezoning satisfies the following criteria:
  - a. the proposed use or mix of uses is appropriate at the subject location; and
  - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
  - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
- 4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
- 5. The approved deviation, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Manning, seconded by Commissioner Judah and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Absent

DULY PASSED AND ADOPTED this 21<sup>st</sup> day of August, 2000.

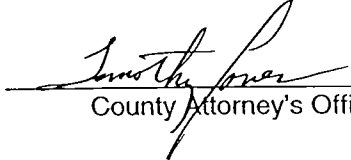
ATTEST:  
CHARLIE GREEN, CLERK

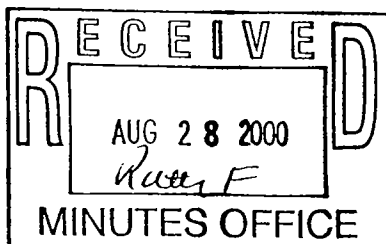
BY:   
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY:   
Chairman

Approved as to form by:

  
County Attorney's Office



# EXHIBIT "A"

## LEGAL DESCRIPTION

### DESCRIPTION

OF A  
PARCEL OF LAND  
LYING IN  
SECTION 8, TOWNSHIP 46 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA  
(STORGARD IPD)

#### PARCEL "A"

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 8, RUN S 89°58'20" W ALONG THE NORTH LINE OF SAID SECTION 8 FOR 1738.60 FEET TO A POINT 897.0 FEET EAST OF THE CENTERLINE OF PINE RIDGE ROAD AS OCCUPIED; THENCE S 0°43'20" E PARALLEL TO THE SAID CENTERLINE OF PINE RIDGE ROAD FOR 250.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0°43'20" E FOR 1125.0 FEET; THENCE N 89°58'20" E FOR 872.0 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 60 FOOT ROADWAY; THENCE N 0°43'20" W ALONG SAID RIGHT-OF-WAY LINE FOR 1125.0 FEET; THENCE S 89°58'20" W FOR 872.0 FEET TO THE POINT OF BEGINNING. CONTAINING 22.5 ACRES, MORE OR LESS.

#### AND

#### PARCEL "B"

##### LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 8, RUN S.89°58'20"W. (BASIS OF BEARINGS BASED ON DEED RECORDED IN OFFICIAL RECORD BOOK 837, PAGE 821) ALONG THE NORTH LINE OF SAID SECTION 8 FOR 1738.60 FEET TO A POINT 897.0 FEET EAST OF THE CENTERLINE OF PINE RIDGE ROAD AS OCCUPIED; THENCE S.0°43'20"E. PARALLEL TO THE SAID CENTERLINE OF PINE RIDGE ROAD FOR 225.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SUMMERLIN ROAD (115.00 FEET FROM CENTERLINE) AND THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE N.89°58'20"E. ALONG SAID

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SHEET 1 OF 3

ZONING COUNTER

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## DESCRIPTION

OF A  
PARCEL OF LAND  
LYING IN  
SECTION 8, TOWNSHIP 46 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA  
(STORGARD IPD)

SOUTH RIGHT-OF-WAY LINE FOR 325.25 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF THE CURVE CONCAVE TO THE NORTHWEST (RADIUS = 2979.79 FEET, INTERIOR ANGLE =  $9^{\circ}58'53''$ , CHORD BEARING AND DISTANCE =  $N.84^{\circ}58'54''E.$ , 518.45 FEET) FOR 519.10 FEET TO A NON-TANGENT POINT OF CURVATURE ON THE WEST RIGHT-OF-WAY LINE OF A ROAD CUL-DE-SAC HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY LEAVING AFORESAID SOUTH RIGHT-OF-WAY LINE ALONG THE WEST RIGHT-OF-WAY LINE OF ROAD CUL-DE-SAC AND ALONG THE ARC OF THE CURVE CONCAVE TO THE NORTHEAST (RADIUS = 60.00 FEET, INTERIOR ANGLE =  $55^{\circ}21'05''$ , CHORD BEARING AND DISTANCE =  $S.22^{\circ}50'33''E.$ , 55.74 FEET) FOR 57.96 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF THE CURVE CONCAVE TO THE SOUTHWEST (RADIUS = 24.63 FEET, INTERIOR ANGLE =  $49^{\circ}47'45''$ , CHORD BEARING AND DISTANCE =  $S.25^{\circ}37'09''E.$ , 20.74 FEET) FOR 21.41 FEET TO A NON-TANGENT LINE; THENCE  $S.89^{\circ}58'20''W.$  LEAVING AFORESAID WEST RIGHT-OF-WAY LINE FOR 872.00 FEET TO A POINT 897.0 FEET EAST OF AFORESAID CENTERLINE OF PINE RIDGE ROAD AS OCCUPIED; THENCE  $N.0^{\circ}43'20''W.$  PARALLEL TO THE SAID CENTERLINE FOR 24.98 FEET TO THE POINT OF BEGINNING. CONTAINING 0.68 ACRES, MORE OR LESS.


SUBJECT TO ROADWAY EASEMENTS AS PER UNRECORDED PLAT OF PINE RIDGE RANCHETTES NO. 1. AS RECORDED IN OFFICIAL RECORDS BOOK 1378, PAGE 2335 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SAID PARCEL "A" ALSO KNOWN AS LOTS 4 THROUGH 12, PINE RIDGE RANCHETTES NO. 1. AS RECORDED IN OFFICIAL RECORDS BOOK 1378, PAGE 2335 LEE COUNTY PUBLIC RECORDS.

SUBJECT TO FACTS THAT MAY BE REVEALED BY AN ACCURATE BOUNDARY SURVEY.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND RESERVATIONS OF RECORD.

BANKS ENGINEERING, INC.

 1-1972000

THOMAS R. LEHNERT, JR.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NO. 5541

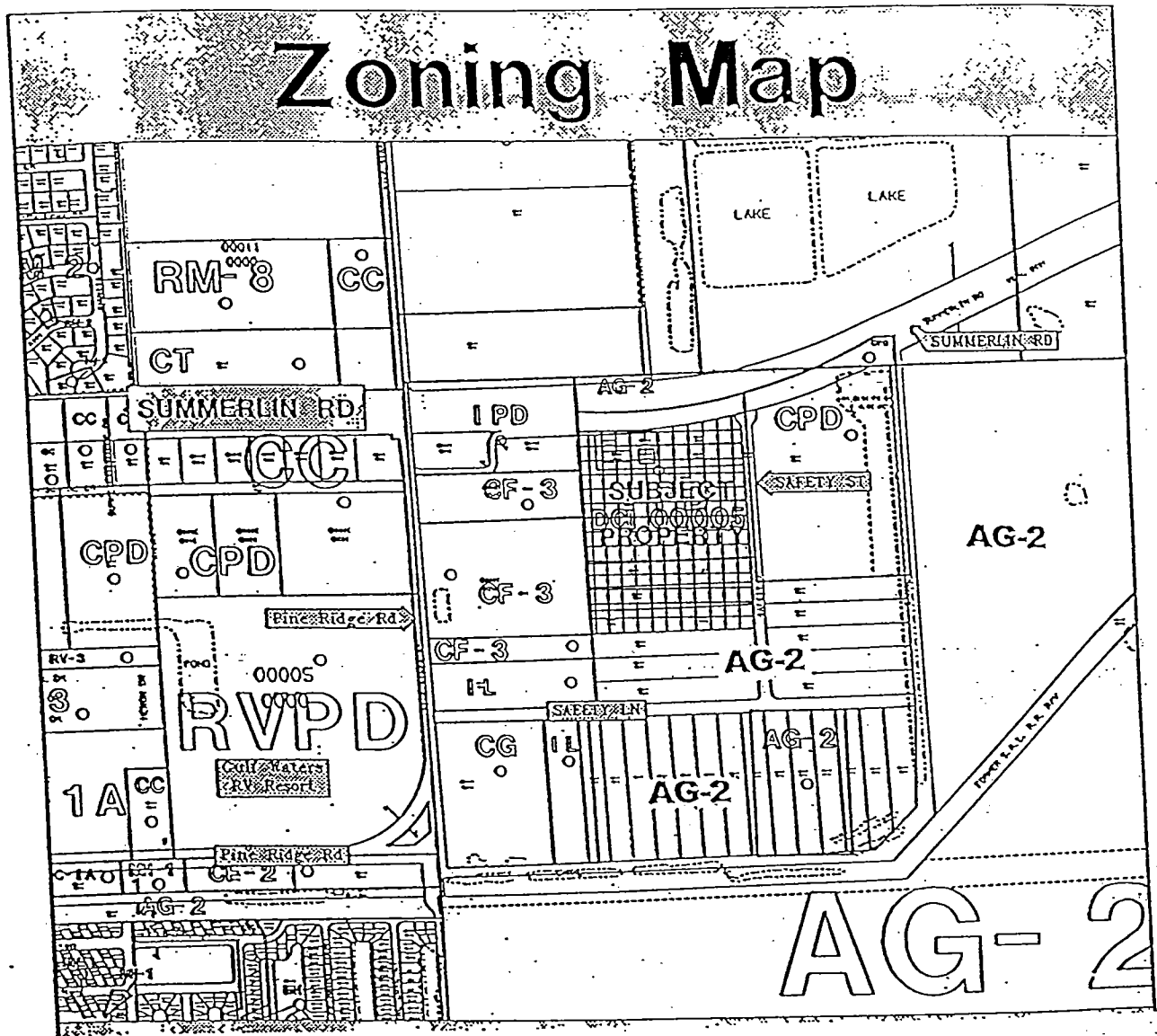
Applicant's Legal Checked  
by gm 1/19/00

SHEET 2 OF 3

DCI 2000-00005

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The applicant has indicated that the STRAP numbers for the subject property are:

08-46-24-00-00001.0350, 08-46-24-00-00001.0280, 08-46-24-00-00001.0400,  
08-46-24-00-00001.0270, 08-46-24-00-00001.0290, 08-46-24-00-00001.0300,  
08-46-24-00-00001.0320, 08-46-24-00-00001.0340, 08-46-24-00-00000.00CE,  
08-46-24-00-00000.000A, and 08-46-24-00-00001.001F

# LIGHT INDUSTRIAL STORAGE FACILITIES & WAREHOUSES

## 1. STORGARD IPD PROJECT DATA

SITE AREA	22.2 AC.
LAND USE CLASSIFICATION	INDUSTRIAL (11/94 AMENDMENTS)
EXISTING ZONING	IPD
PROPOSED ZONING	IPD
MAX. BUILDING HEIGHT	35 FT. (3 STORIES)
UTILITIES	
SEWAGE TREATMENT	LEE COUNTY UTILITIES
POTABLE WATER	FLORIDA CITIES UTILITIES
FIRE DISTRICT	EDNA-WOODBURN
FLOOD ZONE	A-10
DEVELOPMENT PROGRAM	
WAREHOUSE/WH-WAREHOUSE	150,000 SQ. FT.
COMMERCIAL	18,000 SQ. FT.
RECREATION, COMMERCIAL	28,000 SQ. FT.

## 2. SITE DEVELOPMENT STANDARDS

IPD DEVELOPMENT INTENSITY	
WAREHOUSES	150,000 SQ. FT.
COMMERCIAL	18,000 SQ. FT.
RECREATION COMMERCIAL	28,000 SQ. FT.
TOTAL DEVELOPMENT AREA	197,000 SQ. FT.
MIN. LOT AREA AND DIMENSIONS	
MIN. LOT AREA	10,000 SQ. FT.
LOT WIDTH	100 FT.
LOT DEPTH	100 FT.
MIN. SETBACKS	
STREET-WITHIN OR COLLECTOR W/FRONTAGE ROAD	65 FT.
STREET-WITHOUT FRONTAGE ROAD	35 FT.
YARD	15 FT.
REAR YARD	20 FT.
OTHER WATER BODY	25 FT.
MIN. LOT COVERAGE	50 FT.
MAX. BUILDING HEIGHT	35 FT.
PERCENTAGE OPEN SPACE	20%
OPEN SPACE REQUIRED	4.84 AC.
OPEN SPACE PROVIDED	4.84 AC.
FUTURE OUTFALLS-20% OF 2883 ACRES	0.54 AC.
SURFACE WATER MANAGEMENT AREAS	1.81 AC.
LANDSCAPING, BUFFERS, CHITS AND OTHER AREAS	2.94 AC.
INDIGENOUS OPEN SPACE PROVIDED	NONE
PARKING SPACES AS PER LOC 34-2013 - 2020	
BUFFERING AND LANDSCAPING AS PER LOC 10-414, 415 AND 416 UNLESS OTHERWISE NOTED.	

# BOAT AND RV STORAGE AREA (OPEN & COVERED)

## INDUSTRIAL LAND USE VACANT

## 3. SCHEDULE OF USES

- ACCESSORY USES AND STRUCTURES:  
ADMINISTRATIVE OFFICES  
JANITRY, CLINIC OR REPAIR  
ATM  
AUTO PARTS STORE  
AUTOMOBILE SERVICE STATION  
AUTO REPAIR AND SERVICE  
BANK AND FINANCIAL ESTABLISHMENTS, GROUP 1  
BOAT AND BOAT PART STORE, BOAT REPAIR AND SERVICES, BOAT SALES, \* BOATYARD  
BROADCAST STATION, COMMERCIAL RADIO AND TV  
BUSINESS SERVICE GROUP 1 AND 2  
BUSINESS RESIDENCE  
CLEANING AND MAINTENANCE SERVICES  
COLD STORAGE, PRE-COOKING, WAREHOUSE AND PROCESSING PLANT  
COMPUTER AND DATA PROCESSING SERVICES  
CONSUMPTION ON PREMISES  
CONTRACTORS AND BUILDERS, ALL GROUPS  
CONVENIENCE FOOD AND BEVERAGE STORE  
DRIVE-THROUGH FACILITY FOR HOT PERMITTED USE  
ENTRANCE SALES AND GATEHOUSE  
ESSENTIAL SERVICES  
ESSENTIAL SERVICE FACILITIES, GROUP 1  
FACILITY OUTLETS  
FENCES, WALLS  
FREIGHT AND CARGO HANDLING ESTABLISHMENTS  
GIFT AND SOUVENIR SHOPS  
HARDWARE STORE  
HOUSEHOLD AND OFFICE FURNISHINGS, ALL GROUPS  
LAWN AND GARDEN SUPPLY STORES  
MANUFACTURING, ALL GROUPS  
MEDICAL OFFICE  
MOBILE HOME DEALERS  
MOTOR FUEL STATION  
MONITOR RETAILERS, ALL GROUPS  
PANEL AND EXPRESS SERVICES  
PARKING LOT, ACCESSORY, CHARGE  
PERSONAL SERVICES, GROUP 1 AND 2  
PHOTOGRAPHIC LABORATORY  
PRINTING AND PURCHASING  
PROCESSING AND DISTRIBUTION  
RECREATION COMMERCIAL USES, GROUPS 1, 2 AND 3  
REPAIR AND MAINTENANCE, ALL GROUPS  
REPAIR SHOPS, ALL GROUPS  
RESEARCH AND DEVELOPMENT LABORATORIES, GROUPS 1, 2 AND 3  
RESTAURANT, FAST FOOD  
RESTAURANT, ALL GROUPS  
RETAIL AND WHOLESALE SALES  
SELF-SERVICE FUEL PUMP STATION  
SOFT AND HARDWARE WHOLESALE  
SPECIAL SERVICES, GROUP 1  
STORAGE, WAREHOUSE AND OPEN  
TRANSPORTATION SERVICES, ALL GROUPS  
VEHICLE AND EQUIPMENT DEALERS, ALL GROUPS  
WAREHOUSE, WAREHOUSE, PRIVATE AND PUBLIC  
WHOLESALE ESTABLISHMENTS, ALL GROUPS
- \* PERMITTED USES ONLY WITHIN THE COMMERCIAL AREA, IDENTIFIED AS "MOON RECREATION, OUTDOOR RECREATION & FUTURE OUTFALL" AS SHOWN ON THE MCR. TOTAL PERMITTED DEVELOPMENT NOT TO EXCEED 7,500 SQUARE FEET. TOTAL PROJECT COMMERCIAL DEVELOPMENT NOT EXCEED 18,000 S.F.
- (1) RECREATIONAL USES LIMITED TO THE MOON AND OUTDOOR COMMERCIAL AREAS, AS DEPICTED ON THE MCR.

EXISTING LAKE CONSTRUCTED IN ACCORDANCE WITH  
STANDARD PERMIT 34-2008 AND ADOPTED PERMIT 319703067.

SEE NOTES & COMMENTS  
NO. 3 (SHEET 2 OF 2)

D-D

20' LINE MAINTENANCE EASEMENT

ACCESSWAY

D-D

AG-2  
VACANT

## 4. PARKING REQUIREMENTS

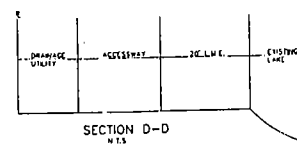
1. AS PER RESOLUTION #1-98-032, CONDITION 4, THE PARKING REQUIREMENTS FOR THE MOON/OUTDOOR COMMERCIAL SKATEBOARDING/BIKE FACILITY IS ONE SPACE PER 100 S.F. OF THE MOON PORTION. THE OUTDOOR COMMERCIAL RECREATION PARKING REQUIREMENT FOR USES NOT LISTED WITHIN LOC DIVISION 28, WILL BE 3 SPACES PER 1,000 S.F. THE PARKING REQUIREMENTS FOR OTHER USES, INCLUDING MOON COMMERCIAL RECREATION USES NOT SPECIFIED, MUST BE CONSISTENT WITH LOC 34-2020.

## 5. NOTES AND COMMENTS

1. PROJECT IS NOT LOCATED ON A LEE TRAIL BUS ROUTE. NO BUS STOP WILL BE INCORPORATED INTO THE PROJECT.  
2. THE MASTER CONCEPT PLAN DEPICTS THE PROJECTS GENERAL CONFIGURATION AND, AS SUCH, IS FOR CONCEPTUAL ZONING REVIEW ONLY. FINAL PROJECT SITE PLAN CONFIGURATION WILL BE DETERMINED AT FINAL DEVELOPMENT ORDER REVIEW PROCESS.  
3. AS PER RESOLUTION #1-98-032, CONDITION 5 & 6 AND 5.3, THE EAST SITE SAFETY STREET BUFFER TO HAVE A MINIMUM 15 FOOT UTILITY/LANDSCAPE BUFFER CONSISTING OF A MINIMUM 30 COL-HEARTY SHRUBS PER 100 LINEAR FEET, PLANTED AT 36 INCHES IN HEIGHT, MAINTAINED AT 4 FOOT AND CONSTRUCTED IN PHASE 1.

## 6. SCHEDULE OF DEVIATIONS

1. W/DRAGWAY  
2. A REQUEST TO DEVIATE FROM THE LOC 10-414(1) SHORTCUT CONFIGURATION THAT REQUIRES A STORMWATER POND TO HAVE A "SHROUD" SHORTCUT, TO EXEMPT THE EXISTING LAKE FROM THE "SEMI-ENCLOSED" DESIGN STANDARD WHILE MAINTAINING CODE REQUIRED PLANTING MATERIALS



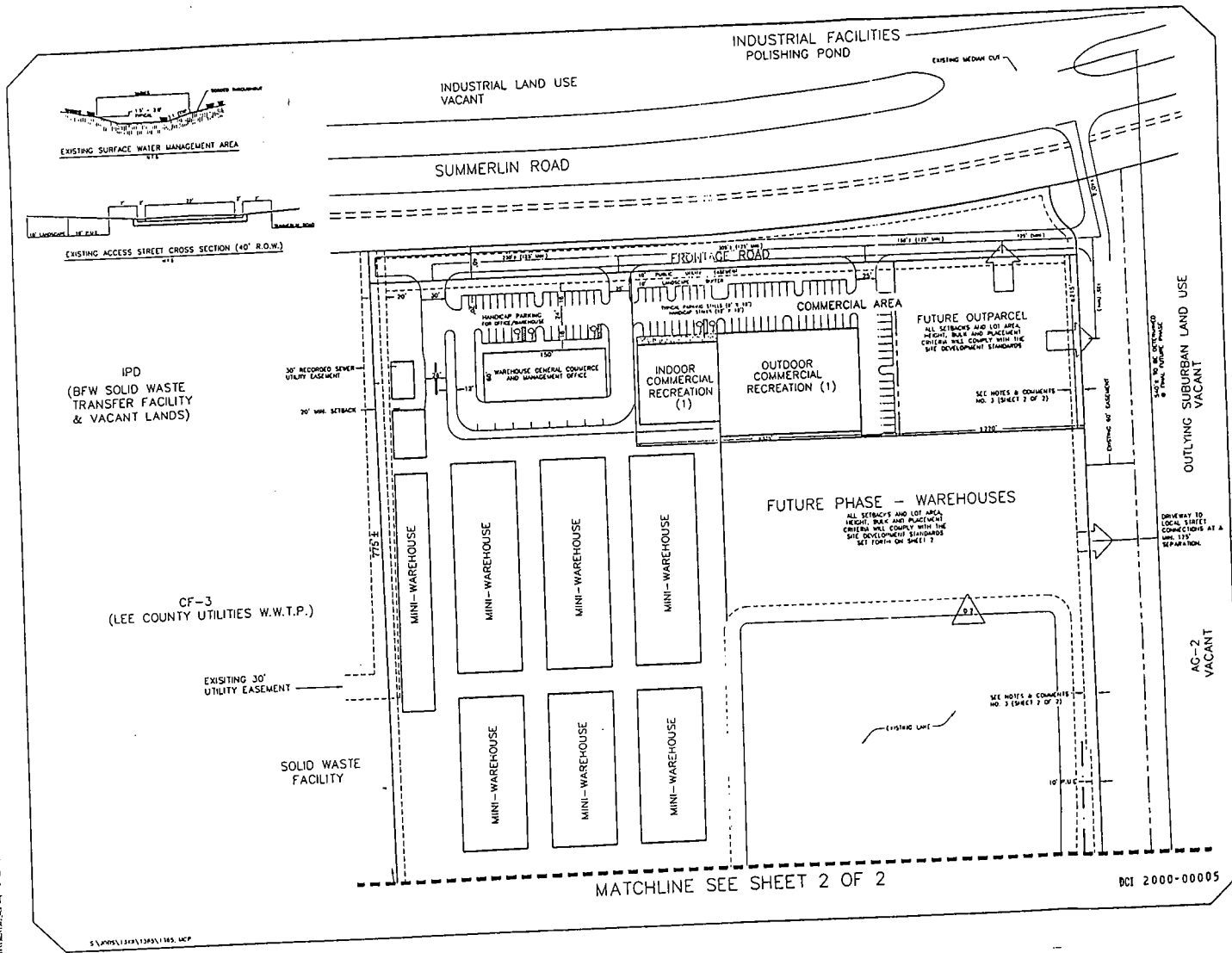
MATCHLINE SEE SHEET 1 OF 2

AG-2  
VACANT

DATE: 8/1/2010  
SCALE: 1" = 40'  
REVISIONS: 6-5-00  
JOB NO.: 87/026  
SHEET 2 OF 2



STORGARD IPD MASTER CONCEPT PLAN  
PREPARED FOR: DIVERSIFIED CONCEPTS LLC



Date: 1/14/00  
 Scale: 1" = 80'  
 Revision: 6-1-00  
 Job No: 97-028  
 Sheet 1 of 4



STORARD IPD MASTER CONCEPT PLAN  
 PREPARED FOR: DIVERSIFIED CONCEPTS LLC

EXAMINED (initials)  
 JUN 14 2000  
 PREPARED FOR: DIVERSIFIED CONCEPTS LLC

FILE COPY