# Development Type - DCI Major

Status - Approved/W Amendments/Pending Amendments

Gateway/Airport Planning Community

**Project Approvals** 

Project Approvals		Limito	Square Feet	
Category!	<u>Acres</u>	<u>Units</u>	Totals/Sub Category	
Sub Category	Totals/Sub Category	Totals/Sub Category	Totals/Sub Category	
Conservation	<u>45.83</u>			
Wetlands/Conservation	45.83			
	97.40		1,680,000	
Industrial	0.00		868,500	
Warehousing/distribution  High Cube Warehousing (minimum 32' ceiling)  Other Industrial	0.00		811,500	
Total Industrial  No acreage breakdown between High Cube and non-H.	97.40 igh Cube			
Public	82.48			
Surfacewater Management	50.92			
Utilities	12.30			
FPL Easement ROW/Other	19.26			
FPL Easement Project Total	225.71		1,680,000	

**Project Hearings** 

Project Hearing	<u>s</u>		_	
Resolution #	Case Number	Hearing Date	Approved	
Z-09-012	DCI2008-00036	6/1/09	Yes	APPLICATION FOR rezoning from IPD to IPD for modification of square footage.
Go To E-Connect				
Click For Resolution ADD2008-0140A	ADD2008-0140A	2/4/09	Yes	Commercial lot split
Go To E-Connect				
Click For Resolution		011100	Yes	Rezone 225.71 + / - ac from AG-2 to IPD. Blasting is
Z-06-106	DCI2006-00004	2/4/08	162	being requested.
Go To E-Connect				
Click For Resolution		***************************************	No	APPLICATION FOR to increase building sq. footage
Pending	DCI2010-00004		110	from 1 680 000 SF to 1 715 000 SF, to revise mixture
Go To E-Connect				of industrial park and warehousing uses and to revise proposed tract lines.

Requests Currently under Review By Staff

Summary of Request	0.00		35,000
Grand Total of Industrial Oscs			35.000
Addition of one more building at 35,000 sq ft.  Grand Total of Industrial Uses	0.00		35,000
Warehousing/distribution	0.00		33,333
Industrial	0.00		35.000
<u>Uses</u>	<u>Acres</u>	<u>Omio</u>	
Requests Currently under Review by Stall	Aoros	Units_	Square Feet

DC12006-00004 Data updated - 2/4/2010

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

WHEREAS, an application was filed by the property owner, Premier Airport Park, LLP, to rezone a 230.98± acre parcel from Agriculture (AG-2) to Industrial Planned Development (IPD) in reference to Premier Airport Park; and

WHEREAS, a public hearing was advertised and held on November 8 and 9, 2007, before the Lee County Zoning Hearing Examiner, Richard A. Gescheidt, who gave full consideration to the evidence in the record for Case #DCI2006-00004; and

WHEREAS, a second public hearing was advertised and held on February 4, 2008, 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 225.706± acre parcel from AG-2 to IPD, to allow 624,500 square feet of industrial uses not to exceed 50 feet in height (2 habitable floors). Blasting is being proposed for lake excavation and utility installation. The applicant indicates that they will connect to potable water and provide on-site sewer treatment until such time as central sewer facilities are extended to the site as part of any development of this property. The property is located in the Southwest Florida International Airport Area, which includes the Tradeport Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

# SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the one page Master Concept Plan entitled "Zoning Master Concept Plan: Premier Airport Park," with Sheet 1 stamped received on FEB 06 2008, last revised January 14, 2008 attached Exhibit C, 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 Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

CASE NO: DCI2006-00004



Z-06-106 Page 1 of 15 A maximum of 624,500 square feet of industrial uses are permitted within this planned development.

At the time of local development order and as part of any Change of Use permit, a cumulative land development summary table must be provided supplying the existing and approved total floor area within this project and the total number of off-street parking spaces to ensure DRI compliance with the above.

Under no circumstances may the land use and parking space totals be permitted to exceed the applicable DRI thresholds as outlined in Chapter 380, Fla. Stat., and Rule 9J-2, F.A.C., as each may be amended.

#### 2. The following Limits apply to the project and uses:

#### a. Schedule of Uses

ADMINISTRATIVE OFFICES

ACCESSORY USES AND STRUCTURE

AGRICULTURAL SERVICES: Office/base operation

AGRICULTURAL USES AND ACCESSORY USES (See Condition B.19. below)

ANIMALS, CLINIC, KENNEL

ATM (AUTOMATIC TELLER MACHINE)

AUTOMOBILE REPAIR AND SERVICE: Groups I and II no outdoor storage and no retail sale of gasoline is permitted

BOATS: Boat repair and service

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION

BUILDING MATERIAL SALES, wholesale only

BUSINESS SERVICES, GROUP I and II

**CLEANING AND MAINTENANCE SERVICES** 

COLD STORAGE, PRE-COOLING, WAREHOUSE AND PROCESSING PLANT

COMPUTER AND DATA PROCESSING SERVICES

CONSUMPTION ON PREMISES only in conjunction with a Group II restaurant

CONTRACTORS AND BUILDERS: Groups I, II, and III

DAY CARE CENTER, Child (See Condition B.7.d.)

DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE

EMERGENCY MEDICAL SERVICE (EMS), FIRE OR SHERIFF'S STATION

**EMERGENCY OPERATIONS CENTER** 

**ENTRANCE GATES AND GATEHOUSE** 

**ESSENTIAL SERVICES** 

ESSENTIAL SERVICE FACILITIES: Groups I and II

**EXCAVATION**, water retention

FACTORY OUTLETS (point of manufacture only)

FENCES, WALLS

FOOD STORES, GROUP I, limited to delicatessens, bakeries, confectionery, and specialty food stores

FREIGHT AND CARGO HANDLING ESTABLISHMENTS

GASOLINE DISPENSING SYSTEM, SPECIAL

MAINTENANCE FACILITY, Government

LAUNDRY OR DRY CLEANING, Group II

MANUFACTURING. REPAIR OR WHOLESALE SALES OF APPAREL

CHEMICAL AND ALLIED PRODUCTS: Group II, limited to cosmetics, perfumes, drugs, soaps, detergents, and similar chemical products

**ELECTRICAL MACHINERY AND EQUIPMENT** 

FABRICATED METAL PRODUCTS, Group I, limited to metal forging, stampings and coating and engraving and allied services and Group II

FOOD AND KINDRED PRODUCTS, Groups I, II, and III

**FURNITURE AND FIXTURES** 

LEATHER PRODUCTS, Group II

LUMBER AND WOOD PRODUCTS: Groups II and IV

MACHINERY, Groups I, II, and III limited to engines and turbines

MEASURING, ANALYZING AND CONTROLLING INSTRUMENTS

NOVELTIES, JEWELRY, TOYS AND SIGNS: Groups I, II, and III

PAPER AND ALLIED PRODUCTS: Groups II and III

RUBBER AND PLASTIC PRODUCTS: Group II

STONE, CLAY, GLASS AND CONCRETE PRODUCTS: Groups I, II, III, and IV limited to flat glass and pottery and related products, but not to include poring of molds or firing of greenware which is done ancillary to a hobby shop

TEXTILE MILL PRODUCTS, Groups I and II

TRANSPORTATION EQUIPMENT: Group I limited to aircraft engines and engine parts and aircraft parts and auxiliary equipment, Group II

MOBILE HOME DEALERS

MOTION PICTURE PRODUCTION STUDIOS

NON-STORE RETAILERS, GROUPS I, II, and III

PARCEL AND EXPRESS SERVICE

PARKING LOTS, accessory, public garage, and temporary

PERSONAL SERVICES: Groups I and II

PHOTO FINISHING LABORATORIES

POST OFFICE

PRINTING AND PUBLISHING SERVICES

PROCESSING AND WAREHOUSING

RECREATIONAL FACILITIES: Personal

RENTAL OR LEASING ESTABLISHMENTS: Groups III and IV

REPAIR SHOPS, GROUPS I, II, III and IV

RESEARCH AND DEVELOPMENT LABORATORIES, GROUPS I, II and IV

RESTAURANTS: Group II

RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL AND SUBORDINATE TO A PERMITTED PRINCIPAL USE ON THE SAME PREMISES

SCHOOLS, COMMERCIAL

SELF-SERVICE FUEL PUMPS, See Condition B.11. below

SIGNS IN ACCORDANCE WITH LDC Chapter 30, except as noted in Deviation 2, the Sign Package

SOCIAL SERVICES, GROUP II

STORAGE, Indoor

STORAGE, Open

TRANSPORTATION SERVICES, Groups III and IV TRUCKING TERMINAL VEHICLE AND EQUIPMENT DEALERS: Groups III, IV and V WAREHOUSE, Mini-warehouse, private, and public WHOLESALE ESTABLISHMENTS, Groups I, III and IV

#### Site Development Regulations b.

### Minimum Lot Area and Dimensions:

Area:

20,000 square feet

Width:

100 feet

Depth:

100 feet

#### Minimum Setbacks:

Street: In accordance with §34-2192(a) of the LDC

Side:

15 feet

Rear:

20 feet

Water Body: 25 feet

Preserve Area Setback:

20 feet

Development Perimeter Setback:

25 feet

Maximum Building Height:

50 feet or 2 habitable floors

#### Minimum Building Separation:

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

Maximum Lot Coverage:

40%

Minimum Open Space:

20%

#### Environmental Conditions. 3.

- Prior to local development order approval: a.
  - The development order plans must delineate preserve areas that include the (1) existing indigenous areas highlighted on the Indigenous Preserve Map, attached as Exhibit D, along with a minimum 20-foot setback from the preserve boundary to any building.
  - Any of the existing indigenous areas that are located within the 235-foot (2) wide Florida Power and Light Easement do not need to be delineated as preserves and cannot count toward the indigenous preservation requirement.

- (3) The plans must include an indigenous preserve and enhancement plan that delineates the existing indigenous plant communities and acreage to verify the preserve acreage and the incentive credits calculated on the upland preserves to meet the minimum 22.57± acre indigenous preserve requirement, and delineates the enhancement areas.
- (4) An enhancement plan for the preserve areas must be submitted that includes the methods of invasive exotic removal and details of any enhancement plantings that will be installed with a table indicating the timing of the invasive exotic removal and enhancement plantings.
- (5) The development order plans must delineate general open space surrounding the proposed signs located within Preserve Areas "C" and "D" on the Master Concept Plan to avoid inappropriate impacts to the preserve areas for fill and site visibility.

#### b. Florida Panther:

The applicant is encouraged to commence Early Consultation with the US Fish and Wildlife Service on the Florida Panther, and to provide County staff with copies of correspondence pertaining to the consultation process.

# c. Lake Design:

Prior to local development order approval, the surface water management lakes delineated on the development order plans must be designed to mimic natural lakes and not include straight shorelines or geometric shapes (i.e., square; triangular) as required per LDC §10-418.

4. Buffer. The proposed Type "D" right-of-way buffer adjacent to the private roadway easement abutting the south side of the subject property will be replaced by a landscape betterment plan that must be in substantial compliance with the Landscape Code Key Sheet (LC-1), Landscape Code Document (LC-2 through LC-7), and Landscape Details and Schedules (LC-8 and LC-9), attached as Exhibit E.

#### 5. Sewer and Water.

- a. The developer must connect to the public sewer system within 90 days of availability.
- At the time of local development order approval, the developer must connect to the public water system servicing the project.
- c. At the time the approved on-site waste water treatment plant is constructed, the developer must also construct the water reuse lines to be used in accordance with Department of Environmental Protection permit approval.

- d. The developer will be responsible for maintaining qualified personnel at the on-site WWTP to monitor and operate the facility during all hours of operation as required by Department of Environmental Protection regulations. In conjunction with the local development order submittal for the WWTP, developer will submit a detailed operating plan for review and approval by Lee County Utilities.
- Building Height. Buildings exceeding 35 feet in height must maintain additional building setbacks as regulated by LDC §34-2174(a).

# 7. Lee County Port Authority.

- a. Development blasting is permitted only in areas identified as Proposed Areas of Blasting on the Blasting Map attached as Exhibit F, if the developer is able to comply with the provisions of LDC Chapter 3. At least one week's prior written notice of blasting activity must be provided to the Lee County Port Authority to ensure that there will be no adverse impacts to airport facilities at the Southwest Florida International Airport.
- b. The Port Authority encourages the applicant to design any facilities off the approaches to the future south runway that may constitute bird attractants (potentially including storm water management features) to minimize this attractant potential.
- c. The Port Authority encourages shielding of ground-mounted lights illuminating the signs in the northern portion of the site closest to the future runway so as to avoid lighting areas beyond the signs and possibly creating glare for aircraft using the future runway.
- d. Any future day care center must be located outside of the 55+ DNL noise contours created by the planned south runway as depicted in the Federal Aviation Regulations Part 150 Noise Study approved by the FAA in 2006.

#### 8. Blasting.

# a. Lee County Utilities

(1) If any existing Lee County Utility structure, including but not limited to transmission lines and storage tanks, located on property owned by Lee County or within any easement adjacent to the subject property is damaged or contaminated by the blasting operations associated with this project, then the developer of the project will be responsible for replacement of the structure or transmission equipment to the satisfaction of Public Works Department, Environmental Services Department: Utilities Division. A surety or other security acceptable to the Department of Community Development, in the amount of \$100,000, must be provided prior to approval of a local development order for the project. This surety is in addition to the \$50,000 cash escrow required as a condition of the development blasting permit approval under LDC Chapter 3. This provision does not limit the liability of

- the developer as expressed in the first sentence of this Condition; it merely establishes the initial surety or security required for the issuance of a local development order.
- (2) All blasting operations must be consistent with any regulations adopted by Lee County pertaining to development blasting.
- (3) The Lee County Utilities Division must be notified no less than seven days in advance of blasting activity that will occur on the subject property.
- b. Blasting Condition Surveys. A pre-blast condition survey must be obtained for all structures within a 3,000-foot radius from the blast site. A post-blast condition survey must be provided for all structures within a 4,000-foot radius that are the subject of a damage complaint or claim.
- c. Blasting Setback. No blasting activity may occur within 600 feet of any existing structure, whether habitable or uninhabitable, under separate ownership; provided however, this setback requirement does not include the existing FP&L power transmission lines located to the west of Airport Haul Road.
- Excavation Material. With the exception of excess organics and other soils unsuitable for structural fill, no excavated material may be removed from the site.
- 10. Noise Reduction. Due to the project's close proximity to the Southwest Florida International Airport, the applicant is encouraged to use sound insulating features within the proposed office and commercial buildings.
- 11. Fuel Pumps. Self service fuel pumps are only permissible as an accessory use to a business to provide fuel for their own fleet of vehicles and equipment and customers of the commercial parking lot, and are limited to a maximum of two pumps. Additional pumps will require special exception approval.
- 12. Accessory Uses. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.
- 13. Concurrency. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
- 14 Tall Structures.
  - a. The FAA has issued an airspace determination of "No Hazard to Air Navigation" for the proposed 50 foot above ground level (AGL) buildings. This determination is under aeronautical Study No. 2007-ASO-4020-OE and expires on February 14, 2009.

- b. The proposed development will be subject to the provisions of LDC §34-1008 "Permit for Tall Structures." Depending on the height and location of the proposed structures, an application may need to be submitted for review and approval to the Federal Aviation Administration (FAA) and the Lee County Port Authority to determine airspace impacts of proposed permanent buildings, wireless communication facilities, and any temporary construction equipment (cranes) within the site.
- 15. Wireless Communication Facilities. Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) review will be required for any wireless communication facilities to ensure that signals from the wireless communication facilities do not interfere with navigation aids and radar at the Lee County Port Authority (and airport). An additional application may need to be submitted to the FAA and the Port Authority for any future antennas atop the buildings or construction equipment exceeding a height of 50 feet AGL. Height of all structures at this location will be dependant on approval by these agencies.
- 16. Florida Power & Light Easement. No development order that impacts more than one crossing of the Florida Power & Light easement will be approved for this project until the existing right-of-way consent agreement with Florida Power & Light is amended to reflect the second crossing of the FP&L right-of-way.
- 17. Concurrency. Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive 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 County Comprehensive Plan provisions.

#### 18. Concurrency.

- a. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee County Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
- b. Prior to the issuance of a local development order allowing vertical construction, the developer must submit proof acceptable to Development Services that the nearest arterial and collector roads have sufficient capacity to accommodate the proposed development. This documentation must demonstrate the project's compliance with the transportation concurrency and level of service standards as set forth in the Lee County Comprehensive Plan and the LDC.
- 19. Agricultural Uses: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

- a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on attached Exhibit H, may continue until approval of a local development order for the area of the project containing those uses.
- b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
- c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
  - (1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
    - (a) the date the agricultural uses ceased;
    - (b) the legal description of the property subject to the development order approval;
    - (c) an affirmative statement that the owner acknowledges and agrees all agricultural uses are illegal and prohibited on the property and the owner covenants with the county they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,
    - (d) the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.
      - The covenant must be properly recorded in the public records of the county at the owner's expense.
  - (2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.
- 20. Dewatering. Dewatering is limited only to the installation of utilities for the proposed development. All dewatering plans, including Environmental Resources Permit (ERP) plans, must be reviewed by the Lee County Port Authority prior to local development order approval.
- 21. Master Concept Plan. The areas depicted on the master concept plan as "Future Development Not Included -" are included in this zoning action and may be used to stockpile materials excavated from the projects' on-site lakes pursuant to local development

order approval, but cannot be further developed without an amendment to the master concept plan through the public hearing process.

- 22. Lot Split. Prior to development order approval a lot split must be approved for the 5.27± acres split from the original 230.98± acres initially requested in this zoning action. <sup>1</sup>
- 23. Exterior Elevation. The exterior elevation of industrial/warehouse buildings within the planned development must be constructed substantially in accordance with the elevation attached as Exhibit G.

## SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-329(d)(3)a. requirement that the maximum excavated water retention or detention lake depth may not be greater than 12 feet to allow a maximum excavation depth of 28 feet for retention/detention lakes provided the water depth does not penetrate into any impervious soil or rock layer. This deviation is APPROVED, SUBJECT TO the following conditions:

#### a. Environmental Sciences:

Prior to local development order approval, the applicant must submit for Division of Environmental Sciences (ES) staff review and approval a Deep Lake Management Plan. The littoral plant materials must be selected and shelves designed in a manner to best detract wading bird species but still provide adequate lake shading. The Deep Lake Management Plan and Landscape Plan (LC1-4) stamped "RECEIVED SEPTEMBER 28, 2007" attached Exhibit I, is only conceptual and the following plants can not be utilized in lake design: wax myrtle (Myrica cerifera), American beauty-berry (Calicarpa americana), and female dahoon holly (llec cassine).

# b. Natural Resources: Management Plan

The proposed deviation of lake depths from 12 feet below land surface (BLS) to 28 feet BLS, or no less than 2 feet above the clay/confining layer, whichever occurs first, requires the permittee to establish a deep lake management plan; Natural Resources staff recommends the following conditions:

- (1) The permittee must submit a lake management plan which is monitored by the deep lake monitoring plan.
- (2) The permittee will utilize the results from the above monitoring to assess the management plan's effectiveness. The permittee is required to supply the Natural Resources Division with any proposed adjustments or modifications for approval prior to implementation.

<sup>&</sup>lt;sup>1</sup>Prior to Board adoption of this resolution and subsequent to the Hearing Examiner hearing, the required lot split approval was issued by Lee County under LDO2007-00369.

- (3) The permittee will review all monitoring data and make the determination of the success or the need to improve upon the management plan.
- (4) The permittee must agree to manage the lake system in perpetuity.
- (5) In the event monitoring dictates an improvement is required and the permittee does not make any adjustments, the permittee will be subject to Lee County requiring all costs of plan adjustment and implementation from an approved qualified outside consultant be the burden and responsibility of the permittee.
- (6) Prior to development order application, the permittee is required to provide the Natural Resources Division with a Stormwater Pollution Prevention Plan.
- (7) Those business sectors that occupy or may occupy properties within the project and require a Federal Multisector General Permit (MSGP) must obtain and follow its requirements. This will include the preparation and regular updating of an Industrial Storm Water Pollution Prevention Plan (ISWPPP, or its equivalent) as well as the permit required monitoring.
- (8) Businesses or business activities failing to comply with the above requirements are in violation of LDC Chapter 14, Article VII, §14-477a and subject to fees and fines related thereto.

# c. <u>Natural Resources: Groundwater Monitoring</u>

- To evaluate any potential changes in groundwater conditions that may be (1) caused by the proposed project, the permittee must design a Water Table Aquifer monitoring program to be approved by the Natural Resources Division. The program must include water level and chemical constituent monitoring from the provided list of groundwater constituents attached. The program must include a minimum of four wells with one well located up gradient and one well down gradient of the proposed lake during seasonal flows. The remaining two wells must be located beside the proposed lake foot print to monitor any changes in quality and water level on the remaining project boundaries. If wet season and dry season groundwater flow directions are significantly different than predicted seasonal flows, additional wells may be required to capture changes in upstream and downstream characteristics. All wells must be installed prior to commencement of lake construction and in a fashion as to reduce any potential damage during the lake construction activity.
- (2) Initial monitoring: (groundwater water) each monitoring well must be monitored for chloride, TDS, sulfate, pH, conductivity, iron, total hardness, and Florida PRO. During the excavation phase, quarterly water quality monitoring must consist of the following: Surface Water: Florida PRO, chloride, and stageGroundwater: Florida PRO, chloride, and water table elevation.

(3) All field activities must be conducted in accordance with FDEP's Standard Operating Procedures for Field Activities, FDEP-SOP-00101, February 1, 2004 (or current revision). Analytical test must be conducted by a Florida DOH NELAC certified laboratory.

# d. Natural Resources: Surface Water Monitoring

Once the proposed lake is constructed, the permittee must monitor the lake for water levels (monthly) at surveyed staff gauges and water quality (semi-annually) from the provided chemical constituent list (Exhibit J). Initial surface water quality monitoring is to be collected at the location of greatest depth in the existing lake. One sample must be collected one half meter above the bottom of lake and a second sample at mid-depth. A third sample must be collected one half meter below the surface at the lake's outfall or discharge point. If no outfall or discharge point exists, the sample will be collected at one half meter below the surface at the location of greatest depth. Additionally, a profile of field parameters (temperature, conductivity, pH and dissolved oxygen) must be conducted and recorded in one-foot increments at the location of greatest depth.

The samples must be tested for the primary and secondary drinking water standards (excluding asbestos, dioxin, bacteria, disinfection byproducts and radio nuclides) and any additional parameters checked on the Mining Monitor Parameters List for Surface Water should also be analyzed initially. At any time, the list of parameters to be tested may be evaluated and modified by the Division.

- 2. Deviation (2) seeks relief from LDC Chapter 30, Signs, as follows:
  - a. A deviation from the LDC §30-94(i)(2) requirement that the least dimension of the landscaped area must be the greatest dimension of the sign; the sign may not extend beyond the landscaped area; and the area enclosed by curbing must be landscaped with shrubs and ground cover; to allow the placement of signs within the median areas as shown on the Master Sign Plan where the width of the median will not allow for code required landscaping, and in such instances to allow the length of the landscaping along the median to be increased to twice the greatest dimension of the sign.
  - b. A deviation from the LDC §30-151(6)a.1.iii. requirement that any property ten acres or more in size, regardless of the limitations set forth in §30-151(6)a.1.i and ii, must be permitted non-illuminated real estate signs as follows: One sign for every 330 linear feet, or major fraction thereof, of frontage on any one street, not to exceed 32 square feet in area or ten feet in height; to allow four permanent, illuminated ground-mounted real estate signs not to exceed 15 feet in height or 75 square feet in sign area along the frontage roads as depicted on the Master Sign Plan, and one permanent, illuminated ground-mounted real estate sign not to exceed 15 feet in height or 75 square feet in sign area within the interior of the project.
  - A deviation from the LDC §30-153(1)b.1. provision permitting uses located on corner lots to utilize up to the maximum sign area allowed for each frontage

Z-06-106 Page 12 of 15 providing vehicle access and preventing transfers of allowable area from one frontage to another; to allow the signage as proposed in the Master Sign Plan for each project perimeter roadway frontage, and allow for the total signage proposed for the overall project in the Master Sign Plan.

- d. A deviation from the LDC §30-153(2)a.1.ii. requirement that only one identification sign may be permitted along any street frontage of less than 330 linear feet; and a second identification sign may be permitted if the frontage along any one street exceeds 330 linear feet, provided that the total combined sign area of both signs does not exceed 300 square feet; to allow a total sign area as identified in the Master Sign Plan.
- e. A deviation from the LDC §30-153(2)a.1.iii. requirement that corner lots may either place one identification sign on both streets providing access as stipulated in §30-153(2)a.1.i and ii or one sign in the corner with a total sign area based upon the total frontage of both streets provided the maximum sign area does not exceed 300 square feet per face; to allow signs as identified in the Master Sign Plan.
- f. A deviation from the LDC §30-153(2)a.1.iv. requirement that a nonresidential subdivision with more than one entrance from the same street is permitted, one additional non-illuminated identification sign, not exceeding 16 square feet in area displaying the name of the development at each additional entrance; to allow signs as identified in the Master Sign Plan.
- g. A deviation from the LDC §30-153(2)b.3. requirement that the maximum size of sign area for all directory and ground identification signs may not exceed the size and height limitations as written in §30-153(2)a, to allow signs as identified in the Master Sign Plan.

This deviation is APPROVED, SUBJECT TO the following conditions:

- (1) The signs must be in substantial compliance with the sign package attached as Exhibit K.
- (2) For the purposes of calculating sign area, the street address area of the sign dedicated to the street address numbers are excluded from the sign calculations.
- (3) All lighting for the signs within the project must be directed at the sign face and shielded so that no lighting is directed in an upward direction other than onto the face of the sign.
- (4) No temporary real estate signs are permitted. Interior signs, except real estate signs, must be in compliance with LDC Chapter 30 reiterated in the sign package attached as Exhibit K.
- (5) Landscaping must be in compliance with the Master Sign Plan and where the width of the median will not allow for code required landscaping, the

length of the landscaping along the median must be increased to twice the greatest dimension of the sign. Also, the location of the exterior signs, where applicable, must also be in substantial compliance with the right-of-way buffer plan attached as Exhibit E.

#### SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description of the property

Exhibit B: Zoning Map (with the subject parcel indicated)

Exhibit C: The Master Concept Plan
Exhibit D: Indigenous Preserve Map
Exhibit E: Private Road Easement Buffer

Exhibit F: Blasting Map
Exhibit G: Exterior Elevation

Exhibit H: Bona Fide Agricultural Uses

Exhibit I: Deep Lake Management Plan and Landscape Plan

Exhibit J: Chemical Constituent List

Exhibit K: Sign Package

The applicant has indicated that the STRAP numbers for the subject property are: 01-46-25-00-00001.0000, 01-46-25-00-00001.0010, 06-46-26-00-00001.0010

#### 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:
  - 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

Z-06-106 Page 14 of 15

- 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 deviations, 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.

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

Robert P. Janes

Aye

Brian Bigelow

Absent

Ray Judah

Aye

Tammara Hall

Aye

Frank Mann

Aye

DULY PASSED AND ADOPTED this 4th day of February 2008.

ATTEST:

CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

HWWW. I

Deputy Clerk

Ray Judah C

Approved as to form by:

Dawn E. Perry-Lehnert County Attorney's Office

RECEIVED MINUTES OFFICE

2008 MAR -7 PM 3: 02

CASE NO: DCI2006-00004

Z-06-106 Page 15 of 15

#### LEGAL DESCRIPTION:

A parcel of land lying in Section 1, Township 46 South, Range 25 East and Section 6, Township 46 South, Range 26 East in Lee County, Florida, more particularly described as follows;

Beginning at the Northeast corner of said Section 1 and the Northwest corner of a certain parcel of land described in Official Records Book 3887, Page 4594 of the Public Records of Lee County; thence South 00°55'18" East along the East line of said section and the West line of said parcel for a distance of 700.01 feet to the Southwest corner of said parcel, thence North 89°22'23" East along the South line of said parcel for a distance of 815.01 feet to the West line of 100 Foot Roadway and Public Utility Easement recorded in Official Records Book 1398. page 2147 of the Public Records of Lee County; thence South 00°55'18" East along said West line for a distance of 1941.70 feet; thence continuing South 00°54'31" East along said West line for a distance of 477.11 feet to the North line of a 120 foot right-of-way recorded in Official Records Book 4175, Pages 1293-1305 of the Public Records of Lee County, continue along the said North Right of Way line for the next 7 courses, beginning with a curve to the right having a radius of 50.00 feet; thence Southwesterly along said curve through a central angle of 90°54'31" for a distance of 79.33 feet; thence North 90°00'00" West for a distance of 898.20 feet to the beginning of a curve to right having a radius of 290.00 feet; thence Westerly along said curve through a central angle of 20°34'20" for a distance of 104.13 feet to a point of reverse curve having a radius of 2560.00 feet; thence Westerly along said curve through a central angle of 26°10'24" for a distance of 1169.44 feet; to a point of reverse curve having a radius of 1440.00 feet; thence westerly along said curve through a central angle of 22°22'29" for a distance of 561.34 feet, to a point of reverse curve having a radius of 1560.00 feet; thence Westerly along said curve through a central angle of 16°46'25" for a distance of 456.70 feet; thence South 90°00'00" West for a distance of 238.30 feet to the Southeast corner of a certain parcel of land recorded as Instrument Number 200700138174 in the Public Records of Lee County; thence North 01°18'39" West along the Easterly line and its extension of said parcel for a distance of 2830.87 feet to the North quarter (N 1/4) of Section 1; thence North 89°08'10" East along the North line of said Section for a distance of 2644.18 to the Point-of-Beginning of this description.

Containing 225.706 acres more or less.

Subject to all easements and rights of way of record.

DCI 2006-00004

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Exhibit A Page 1 of 2

# **DESCRIPTION DRAWING**

PARCEL OF LAND IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND SECTION 6, TOWNSHIP 46 S, RANGE 26 EAST, LEE COUNTY, FLORIDA

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# COMMUNITA DEARIGEME 10000#

#### LEGAL DESCRIPTION:

A parcel of land lying in Section 1, Township 46 South, Range 25 East and Section 6, Township 46 South, Range 26 East in Lee County, Florida, more particularly described as follows; Beginning at the Northeast corner of said Section 1 and the Northwest corner of a certain parcel of land described in Official Records Book 3887, Page 4594 of the Public Records of Lee County; thence South 00°55'18' East along the East line of said section and the West line of said parcel for a distance of 700.01 feet to the Southwest corner of said parcel, thence North 89°22'23" East along the South line of said parcel for a distance of 815.01 feet to the West line of 100 Foot Roadway and Public Utility Easement recorded in Official Records Book 1398, page 2147 of the Public Records of Lee County: thence South 00°55'18" East along said West line for a distance of 1941.70 feet; thence continuing South 00°54'31" East along said West line for a distance of 477.11 feet to the North line of a 120 foot right-of-way recorded in Official Records Book 4175, Pages 1293-1305 of the Public Records of Lee County, continue along the said North Right of Way line for the next 7 courses, beginning with a curve to the right having a radius of 50.00 feet; thence Southwesterly along said curve through a central angle of 90°54'31" for a distance of 79.33 feet; thence North 90°00'00" West for a distance of 898.20 feet to the beginning of a curve to right having a radius of 290.00 feet; thence Westerly along said curve through a central angle of 20°34'20" for a distance of 104.13 feet to a point of reverse curve having a radius of 2560.00 feet; thence Westerly along said curve through a central angle of 26°10'24" for a distance of 1169,44 feet; to a point of reverse curve having a radius of 1440.00 feet; thence westerly along said curve through a central angle of 22°22'29" for a distance of 561.34 feet, to a point of reverse curve having a radius of 1560.00 feet; thence Westerly along said curve through a central angle of 16°46'25" for a distance of 456.70 feet; thence South 90°00'00" West for a distance of 238.30 feet to the Southeast corner of a certain parcel of land recorded as Instrument Number 200700138174 in the Public Records of Lee County; thence North 01°18'39" West along the Easterly line and its extension of said parcel for a distance of 2830.87 feet to the North quarter (N 1/4) of Section 1; thence North 89°08'10" East along the North line of said Section for a distance of 2644.18 to the Point-of-Beginning of this description.

Containing 225.706 acres more or less. Subject to all easements and rights of way of record.

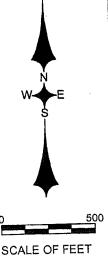
#### **SURVEYORS NOTES:**

- SURVEY BASED ON DESCRIPTION PREPARED BY THE SURVEYOR.
- THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM 2. OF ENCUMBRANCES .
- PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND 3.
- ORIENTATION BASED ON THE NORTH LINE OF SECTION 1 AS BEARING SOUTH 89°08'10" WEST.
- CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.
- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH OF DESCRIPTION IS NOT VALID.
- THIS IS NOT A SURVEY

CLIENT: PREMIER AIRPORT PARK L.L.P.

(seal)

William B. Nix P.S.M. Registration No. #6576



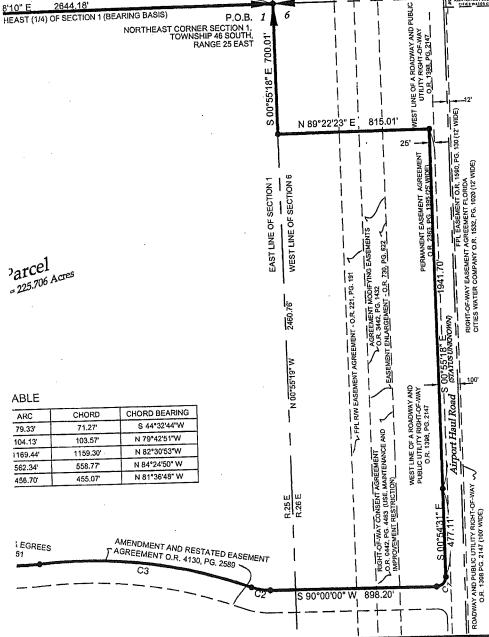
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• SURVEYORS • (239) 337–3993 • (FAX) 337–3994 DEPEW MORRIS

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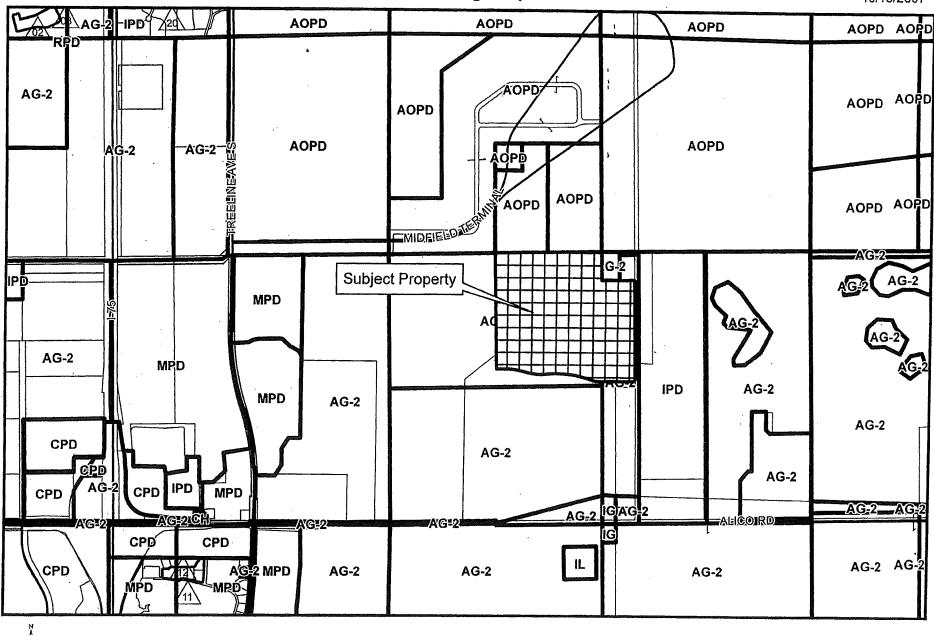
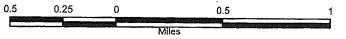
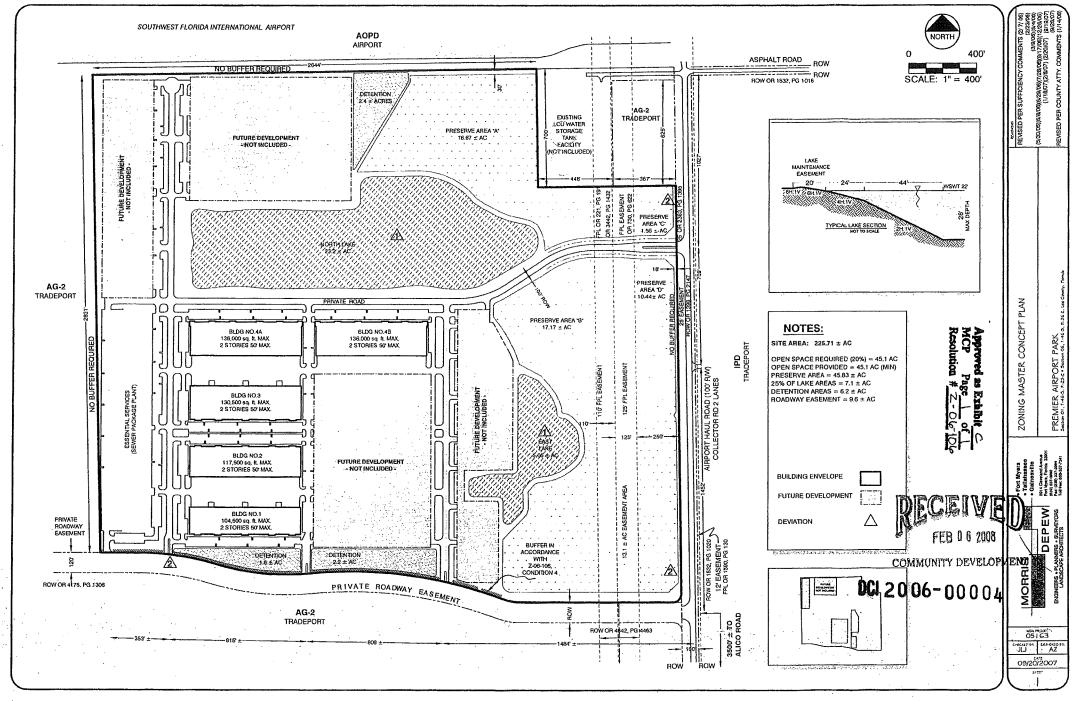
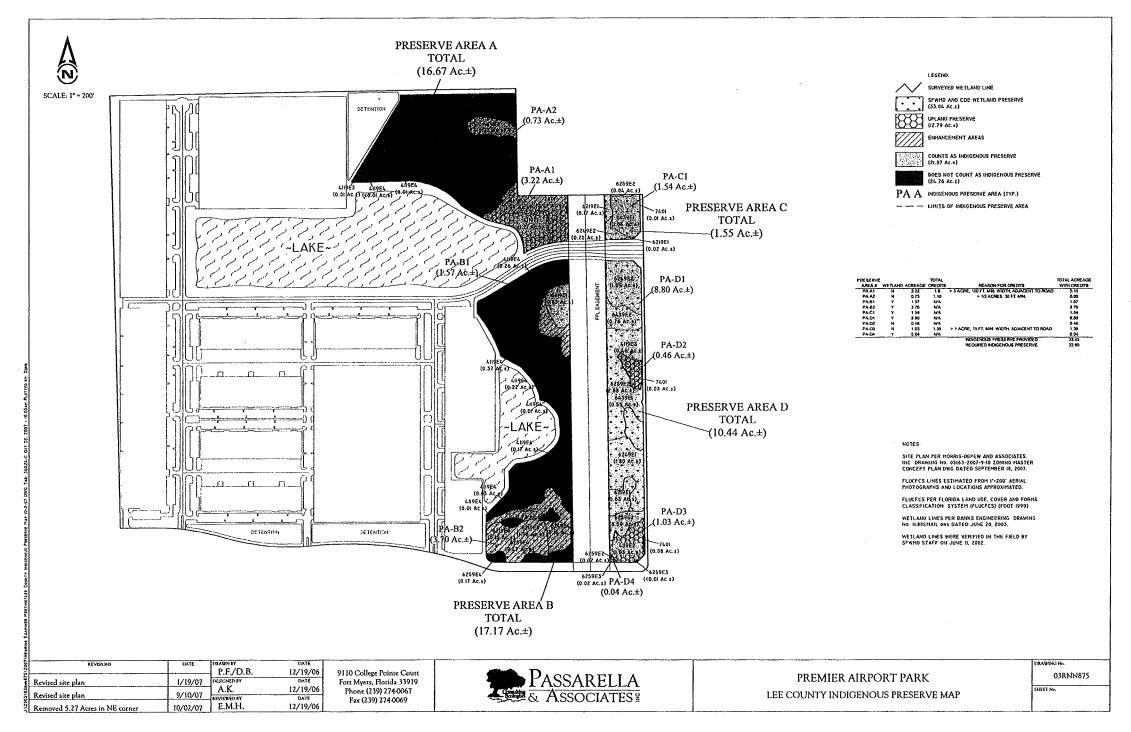


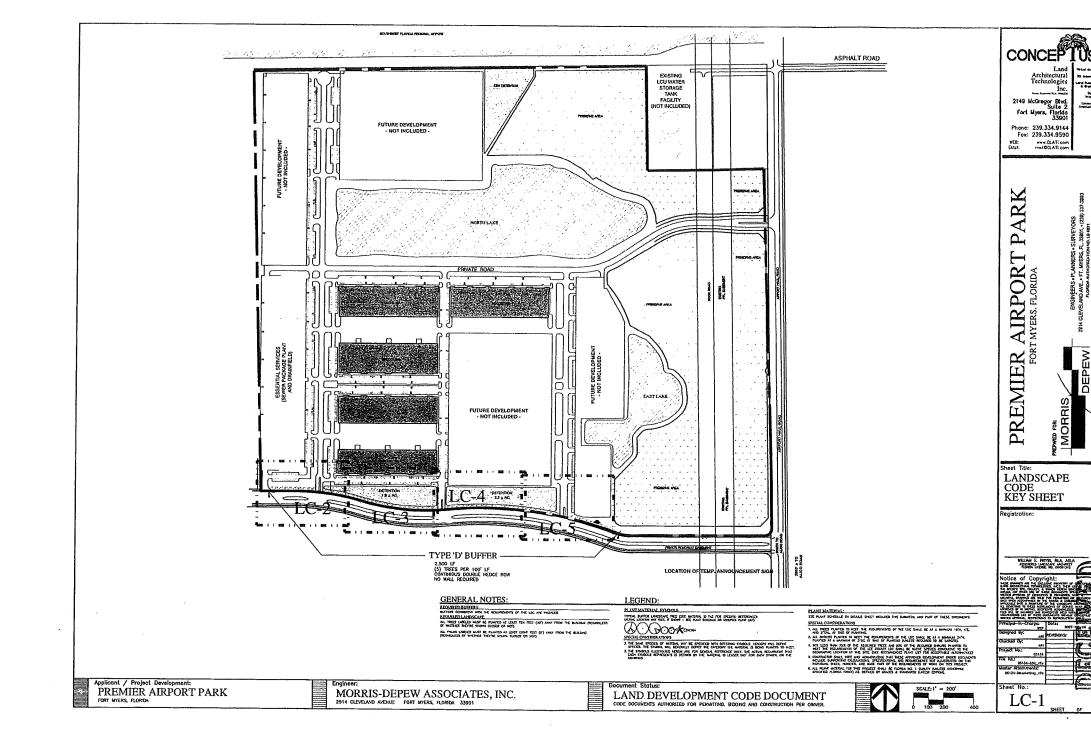


Exhibit B









COMMUNITY DEVELOPMENT

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Exhibit E Page 1 of 8

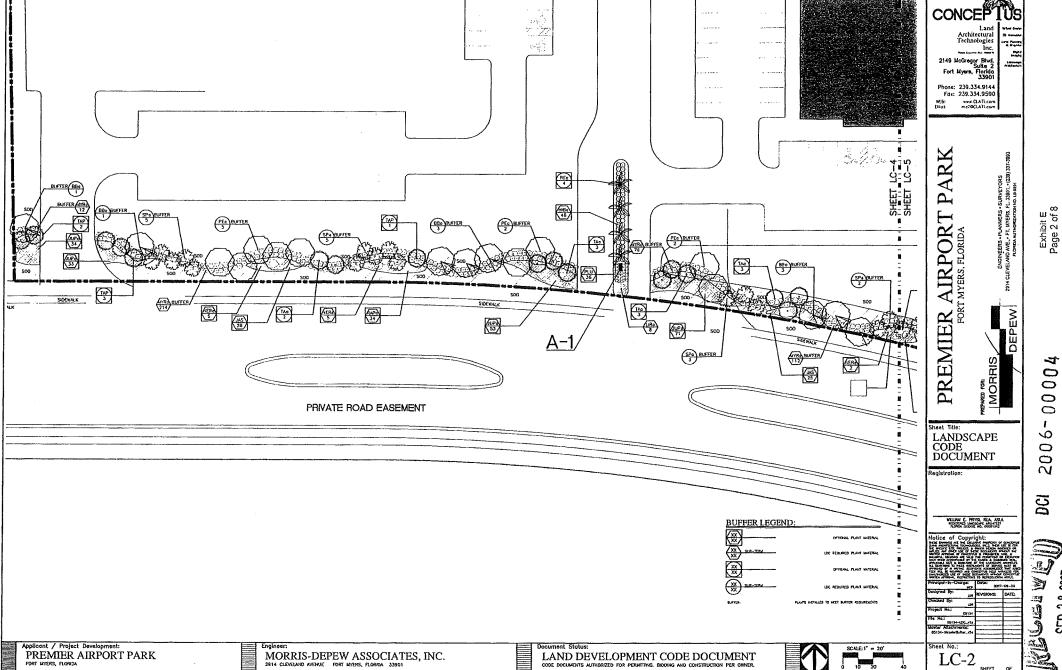
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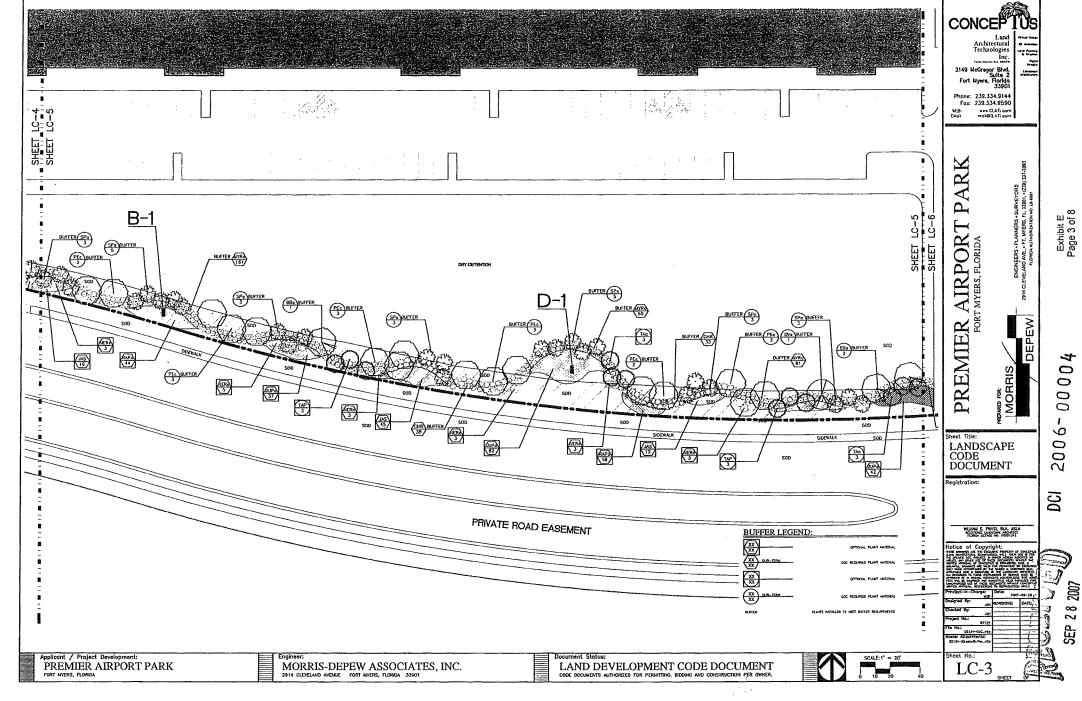
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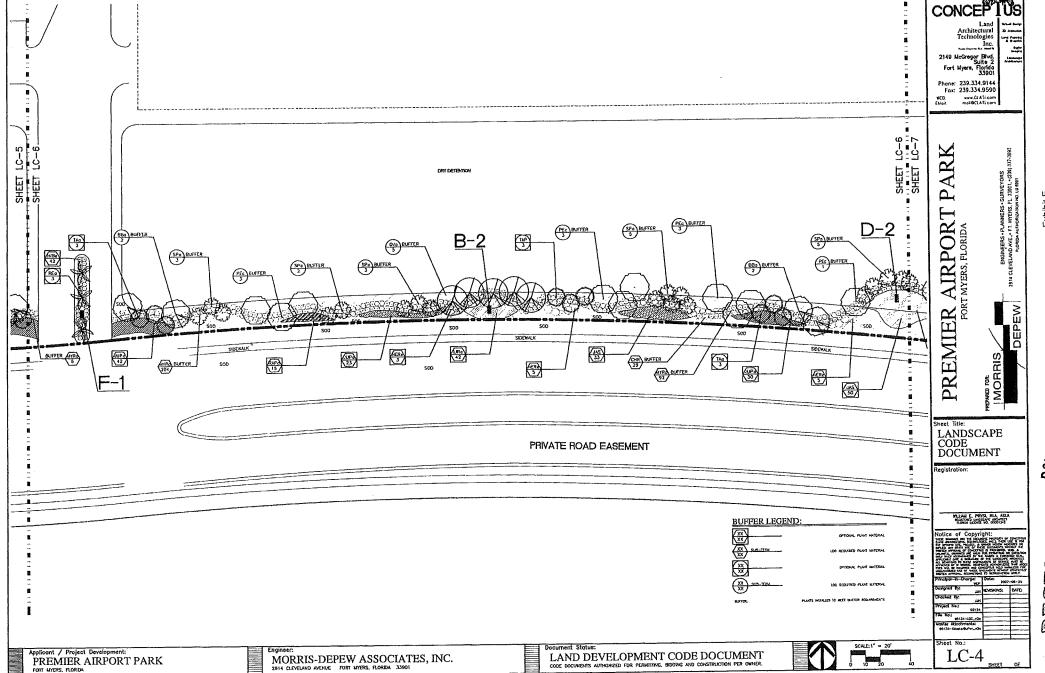
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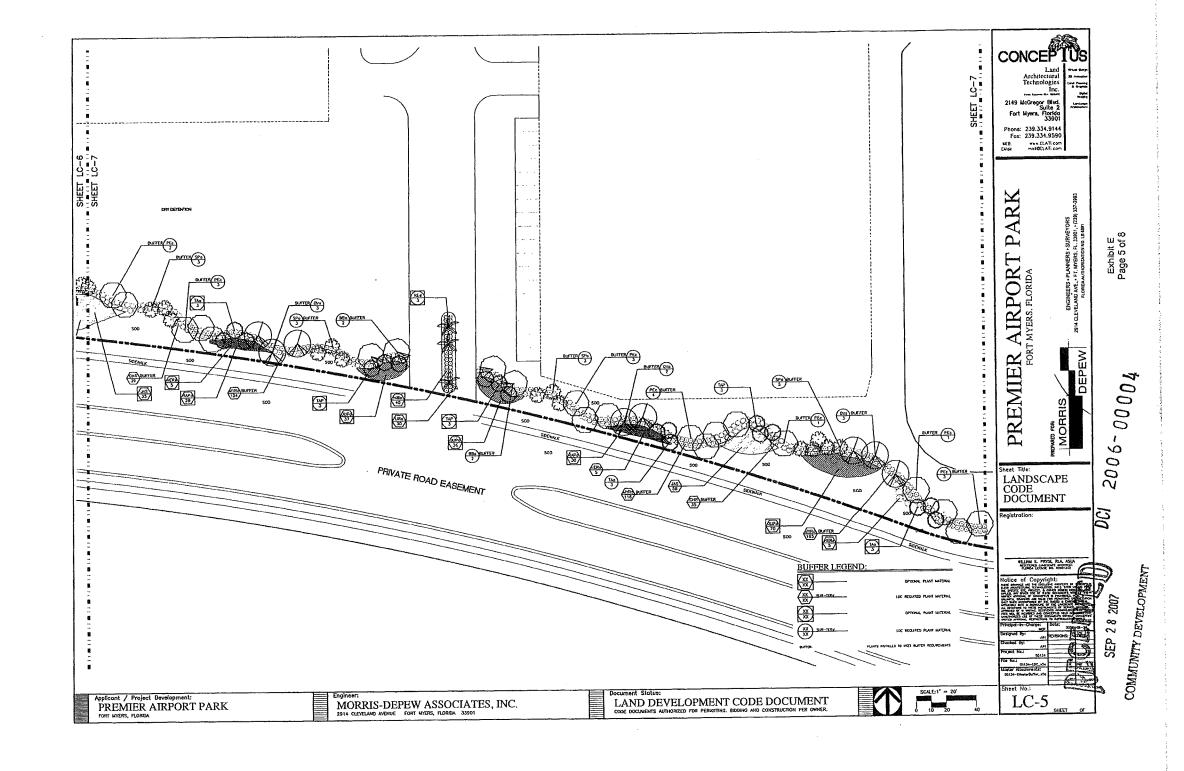




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SECTION 10-420. PLANT MATERIAL STANDARDS:

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SECTION 10-421. PLANT INSTALLATION & MAINTENANCE STANDARDS:

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Applicant / Project Development PREMIER AIRPORT PARK

MORRIS-DEPEW ASSOCIATES, INC. 2914 CLEVELAND AVENUE FORT MYERS, FLORIDA 33901

LAND DEVELOPMENT CODE DOCUMENT CODE DOCUMENTS AUTHORIZED FOR PERMITTING, BROOMS AND CONSTRUCTION PER OWNER.



The No.: heet No. LC-7

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CONCE

Land

Inc.

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Architectural Technologies

2149 McGregor Blvd. Sufte 2 Fort Myers, Florida 33901

Phone: 239.334.9144

MES. TALD. REV ASIA SONS

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**D** 

POR FLORIDA

AIR.

REMIER

CODE

LANDSCAPE

DOCUMENT

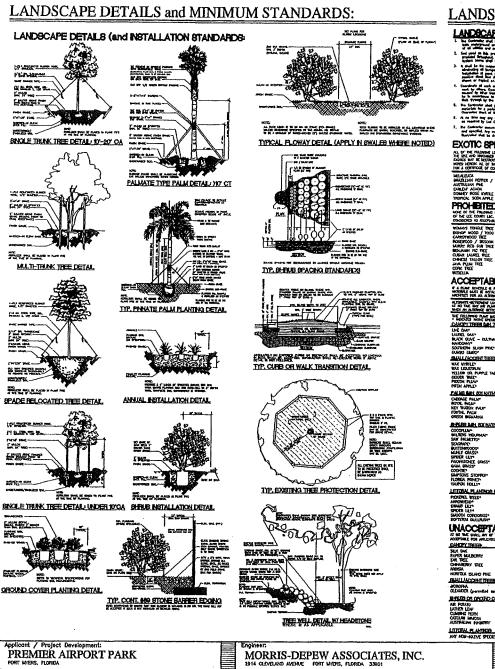
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AFR 1 5 XXX

For: 239.334.959

Exhibit E age 6 of 8

SPECIAL CONSIDERATIONS (OPEN SPACE):



# LANDSCAPE DETAILS and LDC REQUIREMENTS:

INC ON.

FIRE ON. SOUTHERN SLASH PRICE

ACCEPTABLE PLANT ALTERNATES:

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UNACCEPTABLE PLANT MATERIALS:

(QUERCUS YRGHLHAN GUERCUS LARATANA LACAL RANGE COURCUS ACQUE CHOCAL AND ESTECLES CONST ACADO SAN CASERUS)

# LANDSCAPE CONSTRUCTION NOTES: PLANTING SCHEDULE: MY NO SEE B WE SUDDEN MESSELVE W-074 1 4-474 2" 04, 3" C4, 200 U-104

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#### IMPORTANT NOTICE TO CONTRACTOR

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2149 McGregor Blvd. Sulte 2 Fort Myers, Florida 33001 Phone: 239.334.9144 Fex: 239.334.959 www.CLAff.com

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AIRPORT PREMIER

LANDSCAPE DETAILS and SCHEDULES

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BECEIAED APR 2 8 2007

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LAND DEVELOPMENT CODE DOCUMENT CODE DOCUMENT CODE DOCUMENTS AUTHORIZED FOR PERSITTING, BEDGAIC AND CONSTRUCTION PER OWNER.





LC-8

#### IRRIGATION INSTALLATION GUIDELINE REQUIREMENTS:

#### PRICATION SYSTEM PLAN and LAYOUT

# PRICATION SYSTEM CONDITIONS PER LDC:

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LAND DEVELOPMENT CODE DOCUMENT CODE DOCUMENTS AUTHORIZED FOR PERWETRING, BEDONG AND CONSTRUCTION PER OWNER.



CONCEP Land Architectural Technologies ---

2149 McGregor Blvd. Sulte 2 Fort Myers, Florido 33901

Phone: 239.334.9144 Fax: 239.334.9590 MCB: WWW.CLATI.com
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MORRIS-DEPEW ASSOCIATES, INC. 2914 CLEVELAND ANDRUE FORT WIERS, FLORIDA 33901



water By:

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PREMIER AIRPORT PARK



Exhibit G Page 1 of 2



INDUSTRIAL BUILDING 18 - SOUTH ELEVATION



PERMIT COUNTER

#### BONA FIDE AGRICULTURAL USES AT TIME OF ZONING APPLICATION (DCI2006-00004)

I, Jack Azout, as managing partner of Premier Airport Park, LLP, a Florida Limited Liability Partnership, after having been duly sworn in accordance with law, hereby depose and say:

Bona fide agricultural use on the property in existence at the time of the application of this project was filed, and shown as Exhibit A attached hereto, was livestock grazing. The entire 225.7± acres of the property (as described in Exhibit A) are utilized for cattle grazing.

Jack Azout,

Managing Partner

Date

> Exhibit H Page 1 of 2

DCI 2006-00004

#### DESCRIPTION DRAWING

AND SECTION 6. TOWNSHIP 46 S, RANGE 26 EAST,

N 89°22'23" E

WEST LINE OF SECTION 6 EAST LINE OF SECTION 1

36

NORTHEAST CORNER SECTION 1, TOWNSHIP 46 SOUTH,

RANGE 25 EAST

PARCEL OF LAND IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PE E

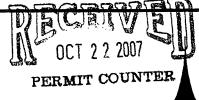
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MODIFYING EASEMENTS

AGREEMENT - O.R. 221, PG. 191

S 90°00'00" W

898,20



DCI 2006-0000

LEGAL DESCRIPTION:

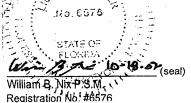
A parcel of land lying in Section 1, Township 46 South, Range 25 East and Section 6, Township 46 South, Range 26 East in Lee County, Florida, more particularly described as follows: Beginning at the Northeast corner of said Section 1 and the Northwest corner of a certain parcel of land described in Official Records Book 3887, Page 4594 of the Public Records of Lee County; thence South 00°55'18" East along the East line of said section and the West line of said parcel for a distance of 700.01 feet to the Southwest corner of said parcel, thence North 89°22'23" East along the South line of said parcel for a distance of 815.01 feet to the West line of 100 Foot Roadway and Public Utility Easement recorded in Official Records Book 1398, page 2147 of the Public Records of Lee County: thence South 00°55'18" East along said West line for a distance of 1941.70 feet; thence continuing South 00°54'31" East along said West line for a distance of 477.11 feet to the North line of a 120 foot right-of-way recorded in Official Records Book 4175. Pages 1293-1305 of the Public Records of Lee County, continue along the said North Right of Way line for the next 7 courses, beginning with a curve to the right having a radius of 50.00 feet; thence Southwesterly along said curve through a central angle of 90°54'31" for a distance of 79.33 feet; thence North 90°00'00" West for a distance of 898.20 feet to the beginning of a curve to right having a radius of 290.00 feet; thence Westerly along said curve through a central angle of 20°34'20" for a distance of 104.13 feet to a point of reverse curve having a radius of 2560.00 feet; thence Westerly along said curve through a central angle of 26°10'24" for a distance of 1169.44 feet: to a point of reverse curve having a radius of 1440.00 feet; thence westerly along said curve through a central angle of 22°22'29" for a distance of 561.34 feet, to a point of reverse curve having a radius of 1560.00 feet; thence Westerly along said curve through a central angle of 16°46'25" for a distance of 456.70 feet; thence South 90°00'00" West for a distance of 238.30 feet to the Southeast corner of a certain parcel of land recorded as Instrument Number 200700138174 in the Public Records of Lee County; thence North 01°18'39" West along the Easterly line and its extension of said parcel for a distance of 2830.87 feet to the North quarter (N 1/4) of Section 1; thence North 89°08'10" East along the North line of said Section for a distance of 2644,18 to the Point-of-Beginning of this description.

Containing 225.708 acres more or less. Subject to all easements and rights of way of record.

#### **SURVEYORS NOTES:**

- SURVEY BASED ON DESCRIPTION PREPARED BY THE SURVEYOR.
- THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.
- PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY.
- ORIENTATION BASED ON THE NORTH LINE OF SECTION 1 AS BEARING SOUTH
- CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891:
- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MARRER, THIS SKETCH OF DESCRIPTION IS NOT VALID.
- THIS IS NOT A SURVEY

CLIENT: PREMIER AIRPORT PARK L.L.P.



500 SCALE OF FEET

1"=500'

PLANNERS • SURVEYORS Torido 33901 • (239) 337-3993 • (FAX) 337-3994 5. OF AUTH. NO. LBGG91 DEPEW MORRIS

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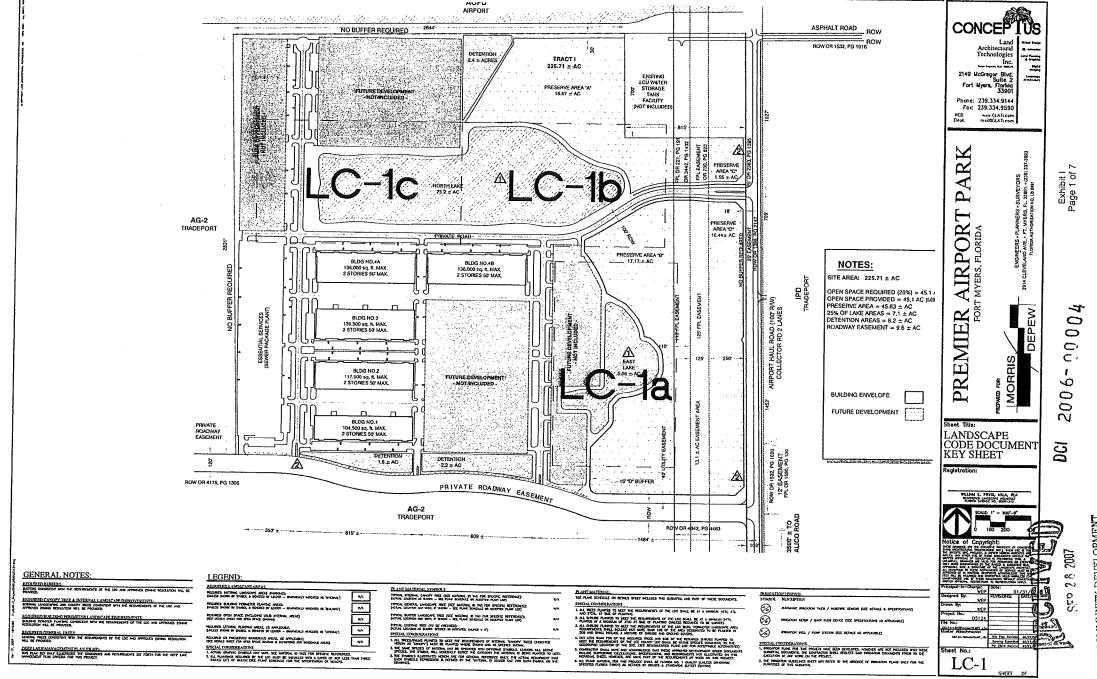
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AMENDMENT AND RESTATED EASEMENT

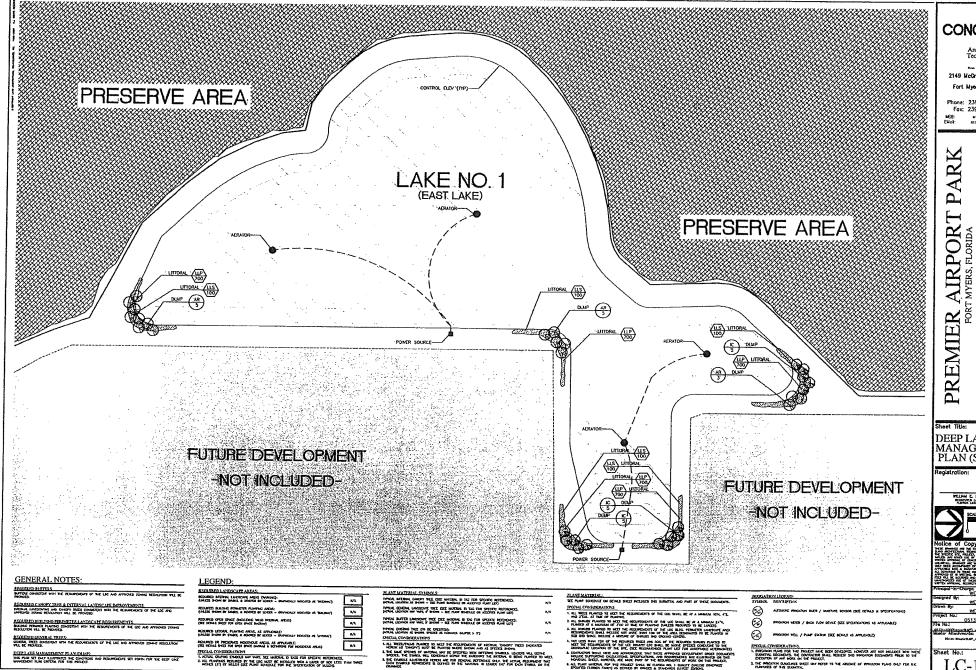
AGREEMENT O.R. 4130, PG. 2589

S 44°32'44"W

2644 18 HEAST (1/4) OF SECTION 1 (BEARING BASIS)



TIOPMENT



Phone: 239.334.9144 Fax: 239.334.9590 ww.ClAficon

DEEP LAKE MANAGEMENT PLAN (Sheet 1 of 3)

WELDAN E. PRISS, ASIA, RIA

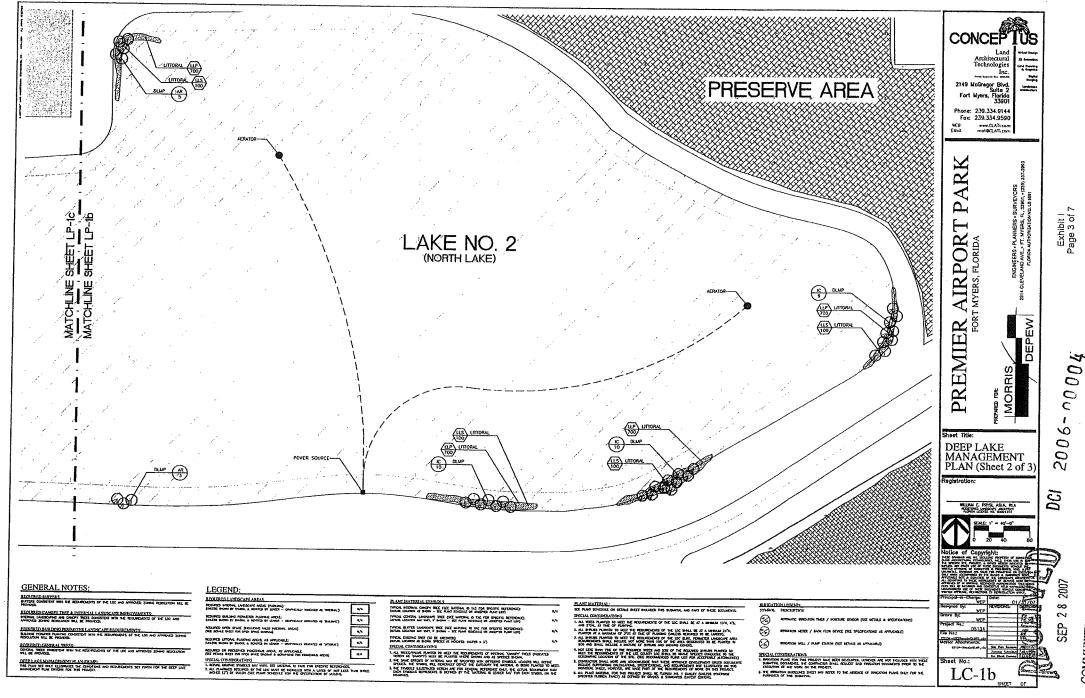
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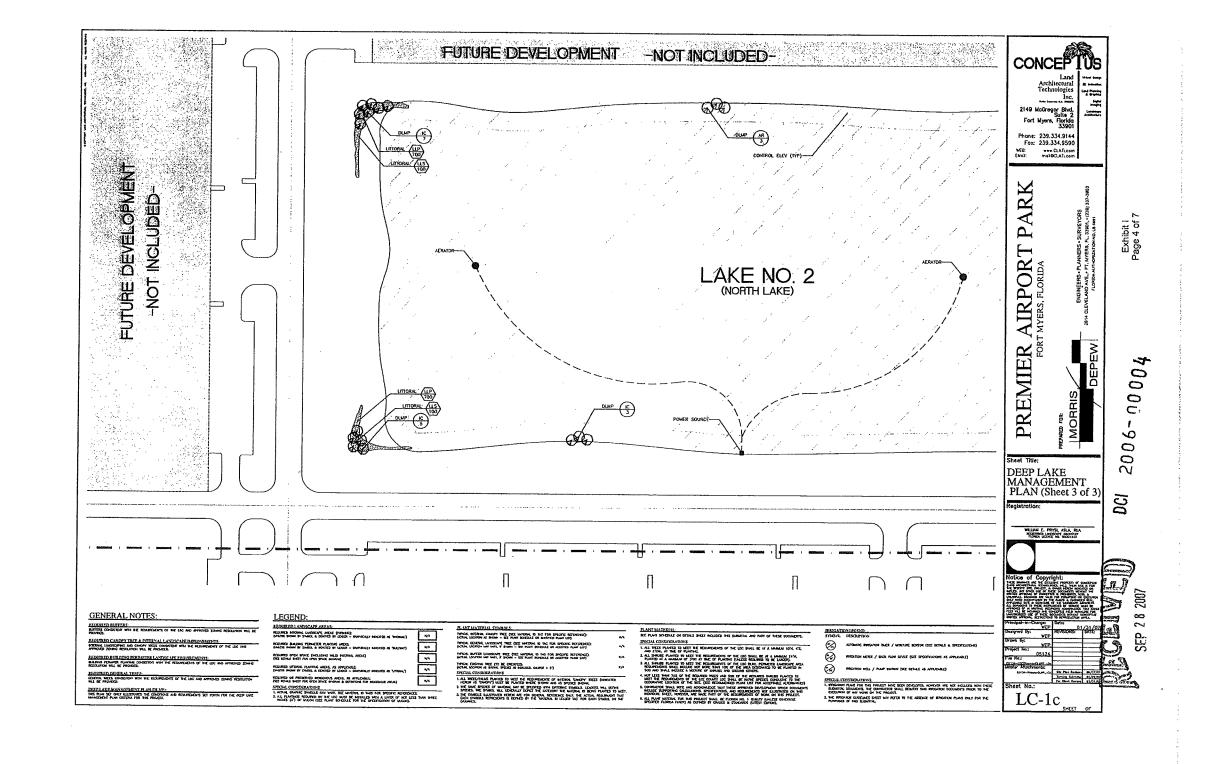
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COMMUNITY DEVELOPMENT



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#### DEEP LAKE MANAGEMENT PLAN CRITERIA:

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- 2. NAME SHAPE THESE RETURNED FOR EATH LAST MANAGEMENT FLAM APPLICATIONS (ILOS SECTION 10-129(d)) (AN)(A) AND LICE SECTION 10-416(XI) SHALL BE PLANTED ARGUED BY FERRETER OF THE LIVE METHON HOOM; (D) FELT OF THE WASHES HAVE METHOD ARGUED THE PLANTED ARGUED THE STATE OF THE LIVE METHON HOOM; (D) FELT OF THE WASHES HAVE CONTROL (LIPERDOM.
- A SHIPE THEE SHALL BE CHECKETED AT DISC (1) HER 100 UF OF LIVE SHEPEINE AS MEASURED AT THE LAST CONTROL REPORTED.
- B. THE TIME PLANTINGS IS IN ADDITION TO THE OTHER RECOVERED THESE FOR THE PROJECT AND MUST BE PROPERLY COORDINATED WITH THE LACE LATIONAL PLANT REGULARDISTS HEREIN APPLICABLE.
- C. THE PLANTES LOCATIONS PROPOSED TO HELT THE WETLAND HERMACEONS FOUND RECURRENCY SET THERE IN LIC SECTION 10—118 HOW OTHER RECURRED MATERIALS ARE CHARGOLITY CHARGADED ON THE LANGUAGE COST CONCANTES CONTAINED HERDY.
- 3. U.S. TO THE FACT DUE MAKES TIMEDIALIES AND MATROIT PARA-OFF OW PAY A RECORD PROCESSING MUTUAL MODIFIES TIMEDIALIES AND MATROIT PARAMETERS AND ADDRESS OF THE PROCESSING OFF AND PARAMETER SANDAR DEPOSITION OF MATERIAL PROCESSING OFF AND ADDRESS OFF ADDRESS OFF AND ADDRESS OFF ADDRESS OFF AND ADDRESS OFF ADDR
- 4. THE PLANTINGS ANOUND THE LIME SHULL ADD IN THE ASSERTION OF HATBORITY, THERETORE CONTROLLING THE UNCESTAGED STREET OF HATBORIT RIN-OFF BATO THE LIME.
- 5. DESPAGE SPECIES FOR SHADE THE MYLKATIONS ARE AS SPECIFED SEE THE LIMITELIFE COOF DOCUMENTS REPORT FOR ACTUAL PLANT SPECIES SPECIFICATION LOCATIONS, AND QUARTEES.
- E. EPIZATION PROVIDED BY EXECUTANCE DEVELOPMENT DROOM TO BE THEIR ADJUSTED TO ACCOMPDITE ACCORD

## WHICH DOUGH HIT DELY BE USED AT THE HEITED APPROVAL OF THE LINCOLDER MODIFICAL CONTRACTOR SPILL BOTE THE MAY UNMARKADE MALELITHOS AND BET REPLACED IN THE CONTRACTOR HID AS A PRESIDENCE OF COMPUNIOUS AS ESCURING BY LET CONTRACTOR HID AS A CONTRACTOR OF COMPUNIOUS AS ESCURING BY LET CONTRACTOR AND AS A CONTRACTOR OF COMPUNIOUS AS ESCURING BY LET CONTRACTOR AND ASSAULT OF CONTRACTOR ASSAULT OF CO

DEEP LAKE MANAGEMENT PLAN CITERIA .:

ACTIONED MALE ACTUENT REPORTS ACTOR

ACUARC ECO-SISTING, INC. 1787 BCHGOW COURT MADRIA, FLORICA 12703 ENTERED, DC. (C/O FLOREN ADMIC)
P.O. BOX 3439 NORTH FORT MICES, FLOREN 33318
PROPE: (687) 611-5253 ABUDE WILLIE LEVINGE IN PRINCE OF YOMAS 2020/17 45

STOCKED MANFACTURES (A DASSON OF ADMITE DISTRICT NC.)
178 SEY 1704 MONE DESIGNED BOOK, FLORICA 33442
MANAY (MONE) 437-432

#### SECTION 10-418. STORMWATER PONDS:

DESCH STUDENDS. HEDNOLES TO MAKE THE FUNCTION OF MURCH, STSTEDS IN STORMATIK MUNCEMENT PONCS HE MOMENTY DETAILS BELOW, WHETE MID MEN APPLICABLE.

#### DESIGN STANDARDS AND PLANTING REQUIREMENTS

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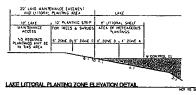
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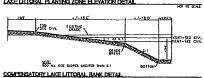
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#### PROPOSED AERATOR DETAILS AND SPECIFICATIONS:



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#### FEATURES

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VERTEX WATER FEATURES - AR OL

**FEATURES** 

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Vertex Water Features

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SPECIFICATIONS: AIR IXL LAKE AERATION SYSTEM

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## SPECIFICATIONS: AIR JXL LAKE AERATION SYSTEM

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Architectural Technologies

2149 NcGregor Blvd. Suite 2 Fort Myera, Florida 33901

Phone: 239,334 9144

fox: 239.334.9590

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DEEP LAKE MANAGEMENT PLAN CRITERIA

PREMIER

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#### LANDSCAPE DETAILS and LDC REQUIREMENTS:

#### LANDSCAPE CONSTRUCTION NOTES:

- Sed used on the project staff to the type and upting indicated and shall be provided throughout. Seeing may be provided as indicated, let recent and processor profess throughout. Seeing may be provided as indicated as the one of processor.

- At no time may any such us the alle sourceance without a Vapolation Removed Park on received by the Courty. The Contractor short for reprompting for it's acquision.

#### EXOTIC SPECIES REMOVAL LIST:

MELALENCA	OVERALENCA DUNOLENERAL
BRAZELIAN PERPER / FLORIDA HOLLY	(SCHOOLS TEXTBATHEROURS
AUSTRALIAN PINE	("ML CHISAREA SPECES"
ENREW ACACU	(ACACA AURICULE ORIES
DOWNEY ROSE WYRILE	(REMODOMYRTUS TOMENTOSA
TROPCUL SOON APPLE	(SOLUNIU WARLI
WOMEN'S TORKINE TREE	(ALBEZIA LEDBECK
BISHOP WOOD / TOOC TREE	(BISHOVA AVOIDE)
CARROTWOOD TREE	(CUPWIGPSIS SPP.
ROSEWOOD / SISSOON TREE	(OALBERGA, SISSOO
MURRY RED CLM TREE	(EUCAL)PIUS SPP.
BEHALDI FIG INET	(NCUS BEXAMINA
CUBAN ENLIGHT TREE	(FICUS RETUSA
CHINESE TALLOW THEE	(SAPUU SEBIFERUU
AVA PLIAI TREE	(SYZYOUSE CLUEN
ROSE APPLE	CONTINUE MARKET
CORK TREE	(DIESPESIA POPULINEA
MEDELLIA.	(MEDELLIA YRADBATA
OLD WORLD CLASSING FERM	(LYCODAN MCROPHILLIAN
JUPANESE CLAUSING FERN	(LACCOUNT TOLOMCITY
ASR POTATO	(DIOSCOPEA ELATA
CHICAECRRY	(MELEN AZEDARACH)
INKBERRY	(SCAEVOLA FRUTESCENS

#### ACCEPTABLE PLANT ALTERNATES:

IF A PLANT SOURCE IS PROJECT SPECIFIED SPECIFIC WITCHES, THOSE WITCHES THAT IS NOTALLE AS MOTION WRITTH ACCEPTANCE FROM THE LANGSCAPE ACCORDING TOR ALL MITCHLAND RECORDED.

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BUCH APPLES

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MA PALAS DAIN, 50X NATIVE USED OR 75X X 3 FOR CANOPY REQS):

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### UNACCEPTABLE PLANT MATERIALS:

CANDRY TREES SAK GAK
PAFER MAJBORNY
EAR THEE
CHRABBORY TREE
AROUSA
HORIOLK ELAHO PIÆ SUALL/ACCENT TITEES OR LARGE SHILES

(MITROPHA HASTATA) (NEPRAM OLEANDER) JATROPHA (Dermitted on optional, and required) SHINES OF CHOUND COVERS (DIOSCOPEA BURBIERA)
(COLLIBRINA ASIATICA)
(LYCOODINI SPP.)
(LIBLOSA FICRA)
(SCALYOLA FRUITSCENS)

LITTORY PLANTINGS

#### PLANTING SCHEDULE:

THESE HOTE: ALL TREES TO BE SUPPOID BY SOUTH PLOF FARCE WINE SERBISHIPTION SOUTH HAS C VS SE D D4 LD OASNE 18-114 : 1-5% 754, 154 AT YES SEED IN ACCURAGE NO WALE IN-1174 S C-FE POL. 250

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#### IMPORTANT NOTICE TO CONTRACTOR

- HIT SCHEDULT DENOTED TO THESE PERMIT DOCUMENTS THAT WERE CONDUCTED BY THE COMPACTOR WITHOUT THE SYSTEM DESCRICE THE DIVINES OR APPLICANT SHALL RECOVE THE SOLE RESPONSIBLITY OF THE CONTRACTOR TO RECOVER, WHERE AND AS VECESSAR. THE COMPACTOR SHALL BE RESPONSIBLE FOR REPARAGE CORRECTING, OR RESTORMS MY DEVAILORS TO THESE APPROAD PERMIT DOC PEOR TO CONTRICATION OF SURSTAINIAL COMPANIES AND CORRECTION OF CONSTAINES.

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#### LITTORAL PLANTING SCHEDULE

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ur		202 to 146	CHIA ST.	Crime	1" POT / LHCR, 3'00:
w	4/8	PER 10 THE	ARCH MODAS	ROC RUSH	1" FOT / LHOX, 1700
Q.F	4/3	NOT IN THE	POWIEDOWA SECONOCIONAL	PROSERVED METER	1" POT / UNDL 3'00
w	4/0	MI IN DO	SCHEAT WILEYS	ROUTEN BALAUSK	2" POT / UNEX, STOC
u•	e/c	ध्य व राष्ट्र	D'ADM. BARDIN	Shree COMMONES	1" POT / LINES, 3'OC
LITTORY	L BETT	DE PLANTIN	DE HOTE: INDICATED AS '115' C	N THE PLANT ID TACS (PLAN COMEN HAVE	IS MORCATUS SHALL BE PROVIDED BY LICENSED MURSORS BESTRATOR
us.	C/9	SH G TH	CEPHILAPPIES COCCOCCILIS	pully park, list	ION NA TWO
ونا	C/9	MI 40 144	MARCA CEPATEM	MAK WITTLE	1474, 3G, 3GC
us	£/0	5X 0 14	CONOCHURAS EMERICAS	CHILD BUTCHARDS	total air and
u.s	c/n	EX 0 14	CHICARA MERCAR	HATRICAN BUXUNY-BUXY	2474: 34, 2000
us	c/o	20E 10 T40	FORESTORA ACLEMANA	SHIP PING	2474, 30, 310C
11.5	•	BCC 10 193	LYCHA GLADA	SHIMIY EVENIA	247H, 3G, 370C
LITTORA ENACE	L TREE	PLAKTNOS	NOTE: NEWATER AS 'LLS' ON	PLANT ID TACS (PLANTS INC	OTED TO BE PROVIDED BY LICEUSED MURSONES)
U.T	4-6	ME CAC	LEC CHEME	SAMOOR HOLLY	NTN / 6% 2704, 250
ur	e/c	SEE CALC.	ACCR SUSPAM	BUD HAPLE	1874 ± 476, 2704L 250
шт	6/6	SUE GALE.	QUOYOUS UNIFICUR	CALFEE DAK	16'H x 4'L 2'D4L 25G
ш	c/e	SEE CALC	LIQUIDAMENT STYRNOFILIA	PREDIM	107H + 475, 27CH, 25G
M3	6/9	ME CALC	PORTA PALLEMEN	State Co.	10% + 4%, 2°CH, 25G

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Phone: 239.334.9144 Fox: 239.334.9590 mos CLATi com

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PREMIER LANDSCAPE DETAILS & SCHEDULES

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#### IRRIGATION INSTALLATION GUIDELINE REQUIREMENTS:

#### IRRIGATION SYSTEM PLAN and LAYOUT

#### IRRIGATION SYSTEM CONDITIONS PER LDC:

brigation System As-Sold Drawings shall be lead at oil being and while he woods ornicide for moles on dumand. As-Sold Drawings must be made predicte prior to the required Cartication webblesops.

Impation Contractor shall provide Shap Drovings to the Landaccape Architect prior to the commencement of such for all components of the proposed impation symbol for approval. Februs to to us may result in the re-eventual sit work of delay in receiving the Certificate of Complement.

#### SYSTEM SPECIFICATIONS and GUIDELINES:

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CONTRACTOR what provide all lobar, including, personal appoint products, and equipment increasing for the complete antifection of depicted imposes appears.

CONTRACTOR havely concedes to the CMHOR that time is of the passance and tool any disrupes exceptioned by the CONTRACTOR'S Halars to complete the work by the doller antichiting in the contract, when applicable, which he numbersale is the OwiGR.

1.4 may not be a proposed to the control of the con

The DENETH or LANGUAGE ARCHITECT shot here full evidency is opposed or reject work performed by the CONTINUEDS. The DENETH DOS LANGUAGE PROSECT shot due has produced to mobile full administration as desirated execution.

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CONTENTION and turnish to the DAGER the following local engineers:

A. Barra (3) quick coupler large and statisting valver from etc. (I spokestia).

B. Ten (2) quick valve large and two (2) contribute large. PRITECTION OF PROPERTY — PURIC HEALTH, SAFETY, AND WOLFARD.

4.1 The CONTRACTOR whele he responsible for the boostess and protection of utilized and excited both tendepround and excited. The CONTRACTOR ecourses of Sacily for

4.2 Refer to the General Lensecage Specifications, Section 3 for additional standards under this category (when applicable).

make the colory (rese appears).

CONCENTION AND OCCUPIENCES.

15. The completion of smit. The products and the processor of the completion of the products and the products of the products of the products of the products of the completion of the products of the completion of the products of the complete of the complete (1000) groups before the part of the products of the products

5.2 The ecceptability of evelories, components, evelopments, before, and compliance with these specifications shall be yould adarmined by the LANSCOM, ARCHITCT.

Fercial distances shall be defined to the LANDSCAPE ANDITIES for expensed, both expensed, that LANDSCAPE ANDITIES will tensered the record drowings to the OMERE. Approved by the LANDSCAPE ANDITIES is salely in intersect to meeting the triest of suppliciable book repuddings. No exercise in a secretary of an early or medication.

(IT):
The CONTRACTOR shot womand and guarantee from defect and inclunation at
yorkstatuship and instantials for a paried of one (1) year from the date of Final

#### GUIDELINES\_continued

XLIPS:
The CONTROLICA short he responsible for providing the specified extensive controler
regions system. Said controller should be considered
action residence the before and short tobact to protected from lighting and you are surge
action residence.

The CONTRACTOR shot coordinate the installation of the specified Controller with the Owner, 23 delated, it is called after than those on the drawings. MUTROLS:
12. The CONTRACTOR and produce products from the fathering that of econophicis endocuments for the opening econophics. Fighty on part of the CONTRACTOR products are produced to the contractor of the CONTRACTOR (CONTRACTOR) and the CONTRACTOR (CO

Roder, Sprey, and Subdier Hoods (Drap Drawings Required):
1. MARTER (I-Series)
2. MARTER (I-Series)
3. MARTER (I-Series)
3. MARTER (Industrial and Pro Series, or SPS Series — 6"Pop or over)

NOTIC CONTROL VOICES (DOS DOVING BARRING)

1. NUMBER (POW So 1874 Series)

2. NUMBER (POW BOTS Series)

3. NUMBER (SOV AND Series)

Controllers (Diag Drawings Required):
1. HARTER (CC Serves)
2. HARTER (SC Servel), Lipt usage only
Seather Arysolom & United Diag Drawings Required):
1. HARCE
2. SHAMELY
3. or on expecting by fixed culturates

At PIC pop and be continued and permanenty method with the manufacture's came in incommon, and and size (PS) of pice, nature, requires, the over type, and the RSF sect of agency.

Poing under conduct presents, sestment of control valves and be, at a minimum, PPC 1120/1222, SCH-40. Pape acres 3" or larger shall be bed and gasted type. Pope and 1-1/2" or sentents which is extented with great the section of the present and the second visit person.

 Plaing on non-carolini pressure side of concret volves shelt be, et a minimum, PAC 1120/1220, Cons 200, Pipes short pe solvent seed type, Derves shall be expected for all piping remains under coccurse, expling or any fixed abuneaus. At several shall be PIC 1120/1220, Schoolde 40, not less than 2 hiere crypts has be pipe any modify brough it.

F. Pipe Ellings shot to PVC 1120/1220, Scredule 40.

10.4 Low vallage control wire (24 YeA) abol to \$15 ANC LE Saided mingle conductor social copper, type UF, 600 volk leated wire for direct buried buriedaylica.

BHORTLOW PREMISERO LOUISES (MINES APPLICABLE)

11.1 The Confliction been be required for conflicting and receiving approval from the property of the property

11.2 No betal is given for bookfore prevention devices. The CONTRACTOR constroits the transferon of the appropriate offens as required by the relative operation associates.

Institution of the appropriate dense is required by the statum cyricing strongers.

BRCATION INIT, AND PAINTS (MORES APPLICABLE).

12.1 The CONTRACTOR shall be required for currienting and receiving approvale from the County and that be supported to that without to gain operate to the defining and accommend on ordered well and pump system subtide for the project. The CONTRACTOR shall be assumed to the children or tall department of the children or tall department of the children or tall department for the receiving or tall department and applicant.

12.2 A Pre-Monufactured that & Perry Station Data? is pre-Med, any variation of this design by the CONTRACTOR stat company for responsibility and hold horndoon the LA beauty

COCCUTION.

In Secretary to the COCINCOIS and coupley review the headestop glown proposed for this private is the Cocincois and the Cocinc

13.2 Specing Relor hand types and specings shall not account 30 tool. Spray head types and species in trient hads whall not exceed 12 feet. Buchlers shall be set as noted 13.3 Rose Hunder All fast pophositions shotly after roses bender wherever possible. If four direct benderal hinds be sended independently from plant bad somet. Nature senses hand cospectly received in CPU shotl be installed with highly serving pinks. At no time shotly roter hand converge to useful to involve parts (Jahra) better.

Some Precision in the Access shall be arrivated with some applications as earliers not to exceed 12 fact. Record rate to exceed 12 fact. Record rate to exceed 15 fact. Record rate to exc

13.5 Control Velvec: Install control valves in volve boses, prouping together where possible, Place volve boses no closer than 12 fective from valid, bullfiring, and valid.

PROCE 1994 Stocks to driver your 1,5 cross man country, we write the process of the country of t

Controlors: shall be field borded by the OPPOR or LHOSCAPE ARCHITECT, Controlors
ahad be instelled as referenced and by the indeedcharm's recommendations, Sale

13.8 The CONTACTOR what pressure test and flush all impation lines prior to head

1 These Specifications, Details, and Guidelines stong with the Formal Design Drawings constitute the Contract basis for the work depicted human. It not instead in street accordances therein.

occariates burnies. Dues des propose of providing quidatnes for the design and buddelfon of an intigation system by Subert. The UNEXAMPL INSTRUCT generate managementally for the cuttact system implementary. The UNEXAMPLE generates have responsible for preceduring the instructions of a system bull most the transposible for preceduring the instructions of a system bull most the requirements and forth by the opposition providence and buddent schools.

14.2 The OCHTACKOR shall be improssable for propering and automating a complete set of As—Bulk deposings that of early illustrates at the components of the system installed. Early As—Bulks of a minimum shall inside the following: All Sieves locations, Stab-auto v/ pipt piers, All Debery System components; beads, values, compare, it piping with aires. All Papersian compound internating sets values, controllers, rein sensors, etc. A Complete Lyst of Monufoctivist, cityes referenced with parts. The Date of System Residence and Fold Cost.

If the system installed is executly per the Formal Drawings provided, the CONTRACTOR shall submit writing fundamentary to extend that the installation is they also

Phone: 239.334.9144 Fox: 239.334.9590 maiOCLATIcom

Lord Planns & Depris

CONCEP

2149 McGregor Blvd. Suite 2 Fort Myers, Florido 33901

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AIRPORT T MYERS, FLORIDA

**PREMIER** 

IRRIGATION

**DETAILS &** 

GUIDELINES

WILLIAM E. PRYS., ASLA, P.

Sheet No : LC-4

Architectural

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Mining Monitoring			Surface	Ground
Parameters			Water	Water
La Cartamater	MID	tulis Essa		
Chlorophyll a, corrected for Pheophytin	0.5	mg/M3	X	Alesso areas (5) combis
Pheophytin	0.5	mg/M3	X	
Biochemical Oxygen Demand 5 day	0.3	mg/L	×	
Cadmium, AA furnace technique	0.3	µg/L	X	
Chloride titrimetric Argentometric	1.2	mg/L	X	×
Color, 465nm	1.5	CU	X	ļ
Specific Conductance, 25oC, Field	1 1	µmhos/cm	X	
Copper, AA furnace technique	1.0	μg/L	X	
Oxygen, Dissolved, Electrode	0.1	mg/L	$\frac{\hat{x}}{x}$	
Enterococci	10	colonies/100mL	X	
Fecal coliform	10	colonies/100mL	X	
Ammonia, Automated Phenate	0.014	mg/L as N	X	<del> </del>
Nitrite	0.002	mg/L as N	X	
Nitrate	0.01	mg/L as N	X	<u> </u>
Nitrate + Nitrite	0.01	mg/L as N	X	<u> </u>
Phosphorus, Ortho	0.004	mg/L as P	X	
Lead, AA furnace technique	1.0	µg/L	X	
pH, Field (electrometric)	0.1	units	$\frac{\lambda}{X}$	
Silica, molybdate reactive	0.05	mg/L as SiO2	×	
Phosphorus, Total	0.03	mg/L as 3iO2	X	
Field Temperature	1 0.01	°C	X	1
Nitrogen, Kjeldahl, Total	0.05	mg/L as N	X	
Nitrogen, Total	0.03	mg/L as N	$\frac{\hat{x}}{x}$	<u> </u>
Total Suspended Solids	1	<u> </u>	X	
Turbidity (Nephelometric)	0.6	mg/L NTU	X	-
Zinc by flame AA	0.005		×	
	0.005	mg/L Feet NVGD	<u> </u>	
Stage	0.005		X	
Zinc by flame AA Sulfate	0.005	mg/L	^	
TDS	1	mg/L		X
	6	mg/L		
Iron	0.04	mg/L	X	X
Florida PRO	0.05	mg/L		X
Water Table Elevation		Feet NVGD		X
Total Organic Carbon	0.5	mg/L		<u> </u>
17 Primary DW Inorganics W/6 Asbestos				<u> </u>
is really terminy DWs/96, 21	Š			
Primary DW SOG W/d Didxin	8	-		
Frimary DW RADS	4 4			
Elimany DW Bastena III				
Primary DW Disintection By products				<u> </u>

Exhibit J

## Mining\_Parameters.xls

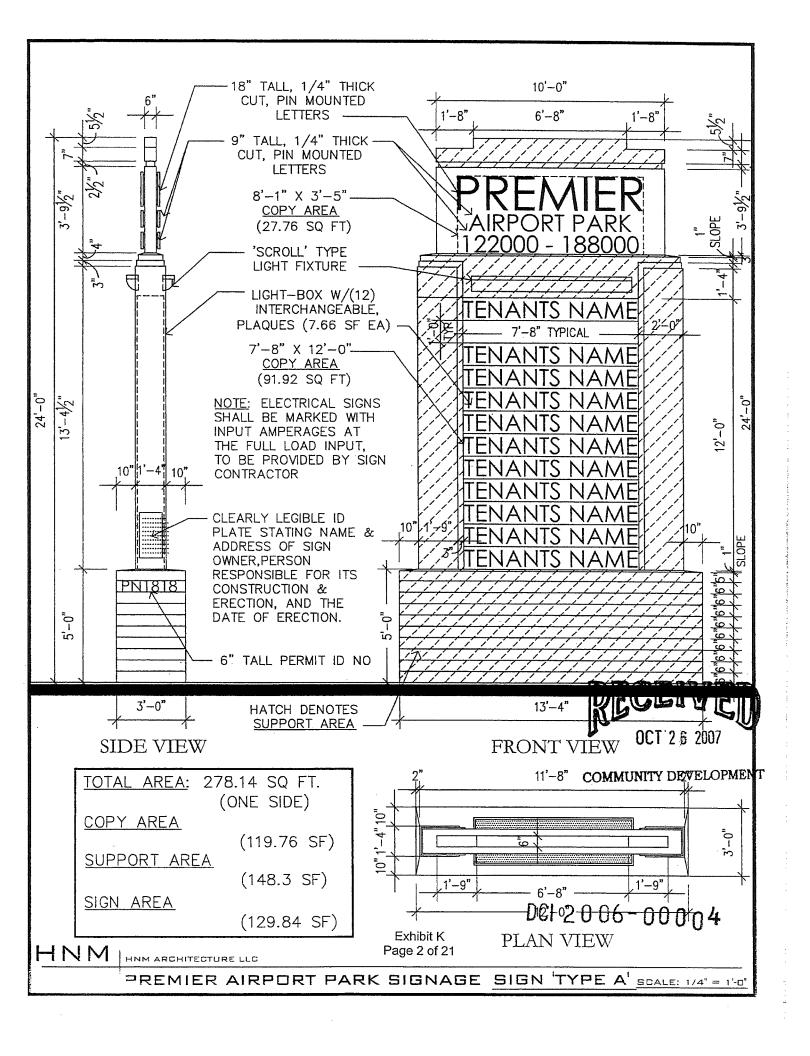
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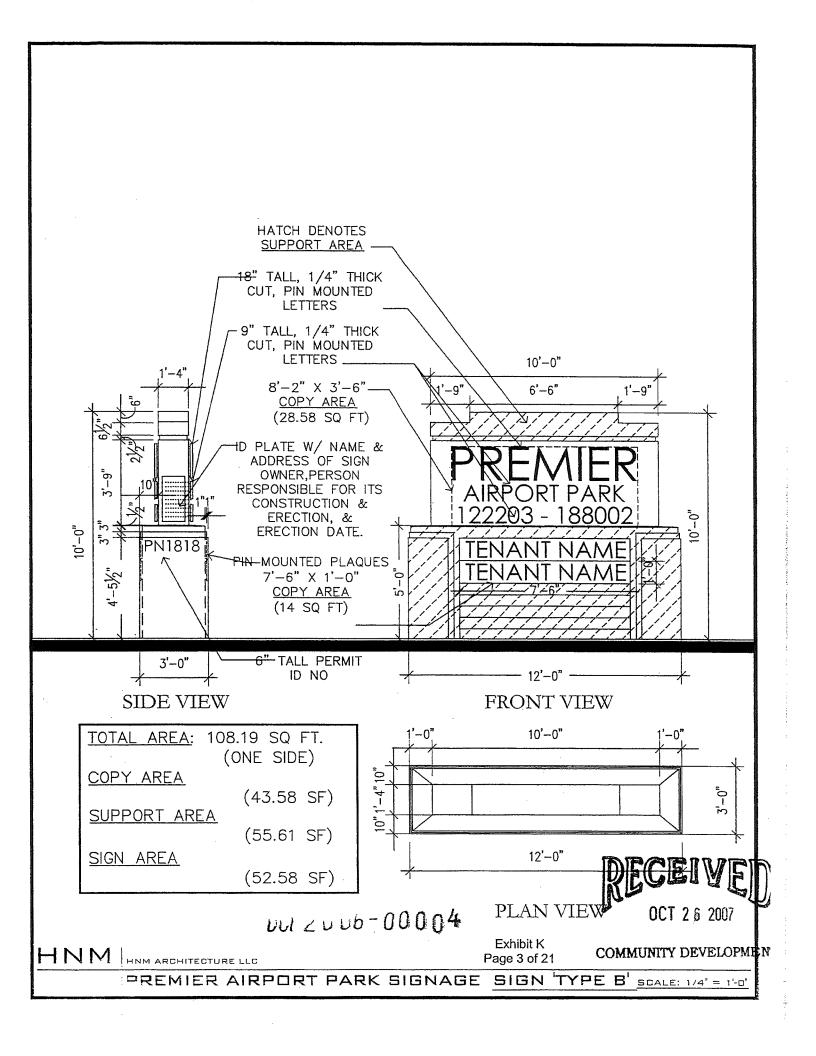


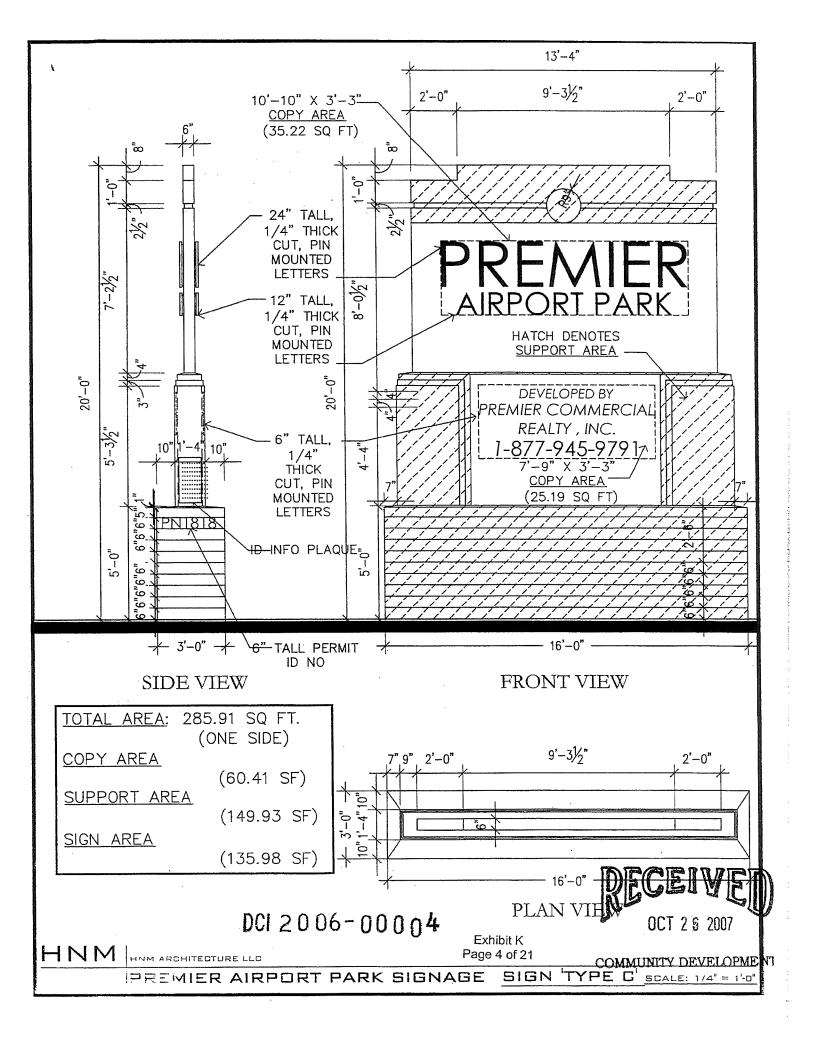
# Premier Airport Park Master Sign Package

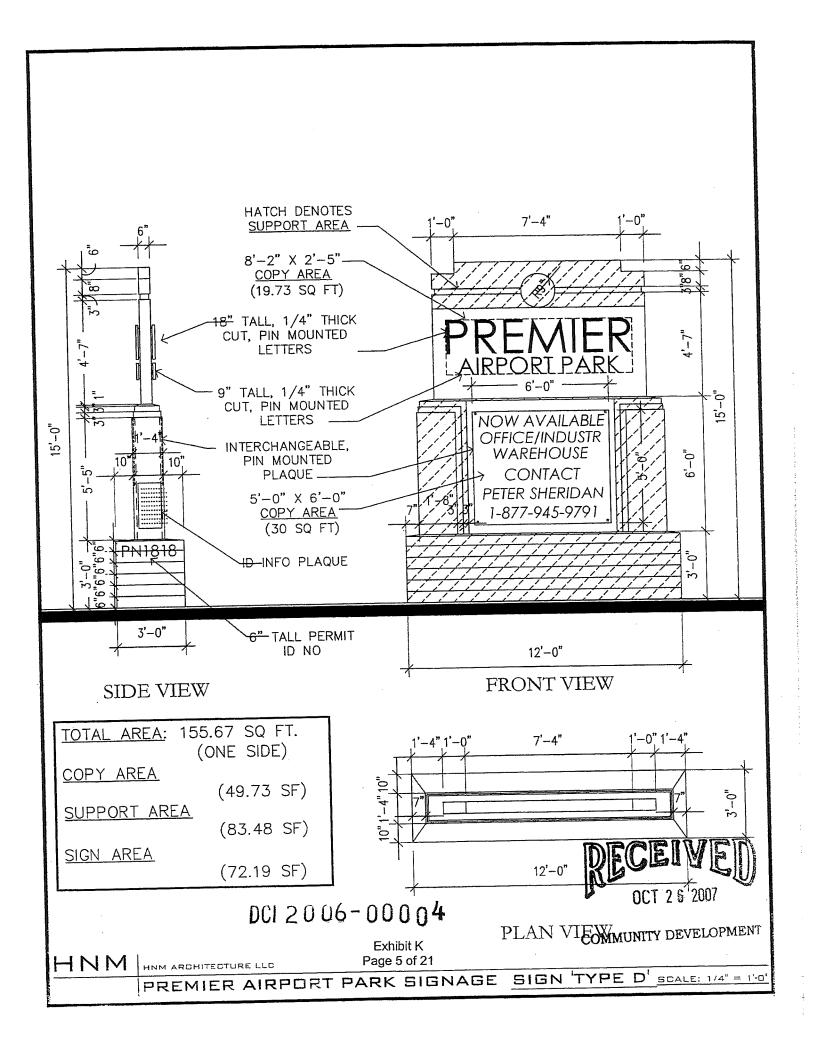


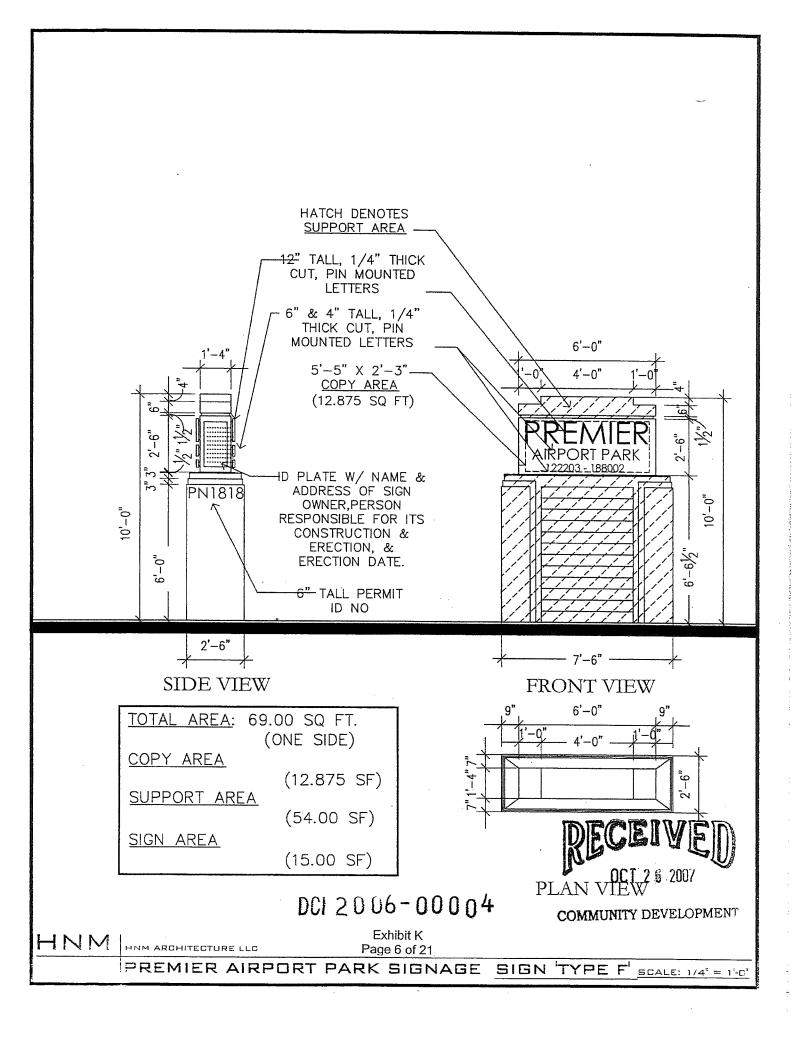
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# Premier Airport Park Master Sign Package

# Exhibit C



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DCI 2006-00004

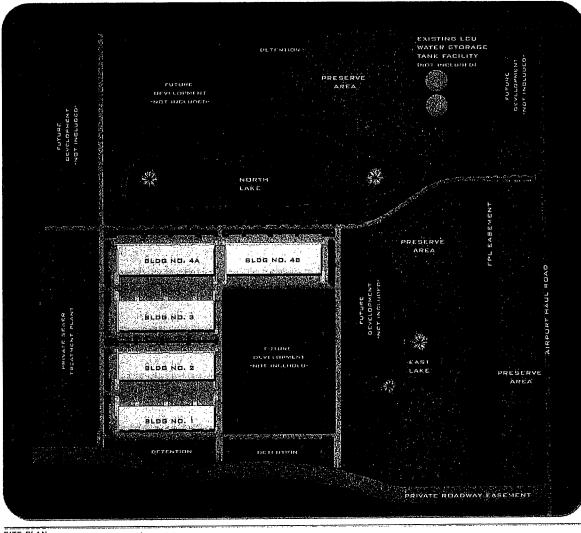
Exhibit K Page 7 of 21

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DCI 2006-00004

Exhibit K Page 8 of 21



SITE PLAN

ANIMATION

#### AR AIRPO RT K R R

DIGITAL

SITE MASTER PLAN







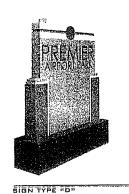
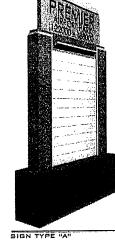
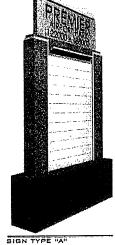


Exhibit K Page 9 of 21

SIGN TYPE "C"

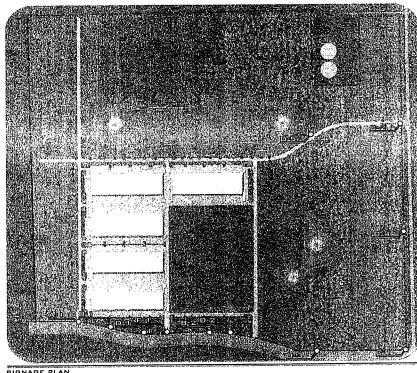




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SIGN TYPE "F"

BION TYPE "B"



BIGNAGE PLAN

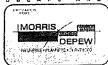
BENERAL NOTES

- 1. ALL SIGNAGE TO CONTAIN RELATIVE BUILDING ADDRESSES EXEFT SIGNAGE C AND D
- 2. ALL SIGNS TO CONFORM TO THE CONDITIONS OF FINAL APPROVAL.
- 3. ALL SIGNS TO BE COMPLIMENTED WITH LANDSCAPING. (SEE EXAMPLE SHEET MP-3, CONCEPTUAL VIEWS 2 AND 3)

#### PARK AIRPORT

TYPICAL SIGNAGE MODELS AND SITE LOCATIONS



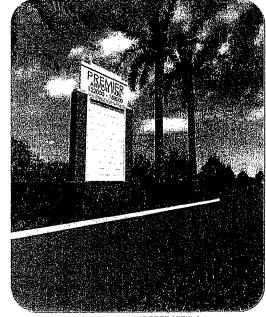




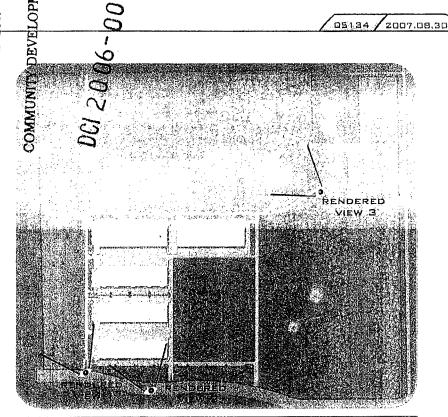


CONCEPTUAL RENDERED VIEW 3

CONCEPTUAL RENDERED VIEW 2
(BUFFER ALONG FRONTA)



CONCEPTUAL RENDERED VIEW 1



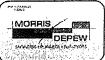
RENDERED BITE VIEWS KEY SHEET

#### PARK RPORT

TYPICAL VIEW PERSPECTIVES

Exhibit K Page 10 of 21







COMMUNITADEVELOPMENT 05134 2007.08.30 Exhibit K Page 11 of 21 ARCHITECTURE BY HAM ARCHITECTURE, INC.

PREMIER AIRPORT PARK

TYPICAL BUILDING PERSPECTIVE











# Premier Airport Park Master Sign Plan Summary Tables Exhibit D

Total Permissible Sign Area per LDC 30-153 for corner lot with each frontage over 330 feet equals 400 square feet per frontage or 800 square feet total. No transfers of allowable area may be made from one frontage to another.

Table 1. Signs Permitted per LDC 30-153 Permanent Signs and LDC 30-151 Temporary Signs – for corner lot with frontages each greater than 330'

Sign Type	Number	SIGN AREA (SF)	Lighting	Height
Identification	4 signs (2 per frontage)	600 SF (300 SF per frontage)	Yes	24 ft.
Additional Identification	4 signs (1 per additional entrance)	64 SF (16 SF each)	No	24 ft.
Temporary Real Estate	18 signs (1 per 330 feet)	576 SF (32 SF each)	No	10 ft.
Total	26 signs	1,236 SF		



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Premier Airport Park (DCI2006-00004) Exhibit D Page 1 of 3

Table 2. Requested Perimeter Sign Package – Includes both east and south frontage, where maximum signage on either frontage equals 700 square feet

Sign Type	Number of	Total Sign	Lighting Type	Maximum
(Sign Area)	Signs	Area, SF	<del></del>	Height
Sign A (130 SF) (Identification/Directory)	1 sign	130 SF	Internal Panels Below Mounted Lights Above	24 feet
Sign B (55 SF) (Identification/Directory)	2 signs	110 SF	External - Ground	10 feet
Sign C (140 SF) (Identification)	2 signs	280 SF	External - Ground	20 feet
Sign D (75 SF) (Real Estate)	4 signs	300 SF	External - Ground	15 feet
Sign F (15 SF) (Additional identification)	1 sign	15 SF	External - Ground	10 feet
Totals	10 signs	835 SF		
% Allowable per Table 1	62% of total	68% of total		

Note 1: All signs are ground-mounted style, double face of equal size except one Sign C at corner of frontages which shall be a single sided sign – refer to Master Sign Plan for locations of signs.

Note 2: All signs (ground-mounted) are externally illuminated, except for Sign A which will have internally illuminated tenant panels, and sign mounted lights for Project name and address.

Note 3: Additional temporary announcement and construction signage to be provided per LDC 30-151 (1) and (2).

Note 4: All signage and associated landscaping and lighting to be maintained and serviced by developer/property owner association.

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Premier Airport Park (DCI2006-00004) Exhibit D

Page 2 of 3

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Table 3. Requested Deviations for Internal Project Ground-Mounted Sign Package (Excludes wall mounted building signs and signs in compliance with Chapter 30)

Sign Type	Number of Signs	Total Sign	Lighting Type	Maximum
(Sign Area)	Proposed Locations	Area, SF		Height
Sign D (75 SF)	1 sign – Real Estate	75 SF	External - Ground	15 feet

Note 1: The proposed real estate sign is permanent, ground-mounted style, external (ground mounted) illuminated, and double face of equal size.

Note 2: One sign to be provided for each industrial building. Directory signs will be provided for buildings in compliance with Chapter 30 of the LDC.

Note 3: All future wall mounted building signage shall comply with LDC.

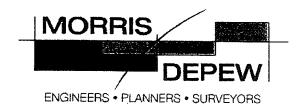
Note 4: Temporary signage within the interior of the project shall be provided for each building under construction in accordance with Section 30-151 of the LDC.

Note 5: All landscaping for signage shall be in conformance with Section 30-94(i) of the LDC unless otherwise approved.

Note 6: All signage and associated landscaping and lighting to be maintained and serviced by developer/property owner association.



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# Premier Airport Park Sign Regulations Exhibit E

# I. Perimeter Signage – Premier Airport Park

Signs in compliance with Chapter 30 of the LDC are excluded from the sign regulations set forth herein. All other signs within the project shall adhere to these regulations.

## A. Identification Signs (Signs "A" "B" and "C" per Master Sign Package [MSP]):

I. Ground mounted project identification signs are permitted as indicated on Exhibit A of the Master Sign Plan and in accordance with the chart below. These signs may be illuminated.

	Private Roadway Easement	Airport Haul Road	Southeast intersection
Type A Sign	1	0	0
Type B Sign	2	0	0
Type C Sign	0	1	1

## **B. Identification Sign Development Regulations**

Definition: Identification sign means any sign where the matter displayed is used only to indicate the name, address, number of building or character of the primary land use.

#### 1. Sign "A" and Sign "C" per MSP:

- I. Maximum height of identification sign: 24 feet
- II. Identification sign must be setback 15 feet from right-of-way.
- III. All identification signs must conform to the visibility triangle at intersections.

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Premier Airport Park (DCI2006-00004) Exhibit E

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IV. In the event that the sign is placed within a roadway median area, the landscaping requirements along the median length shall be twice the height of the sign to offset the narrow width of landscaping adjacent to the sign.

#### 2. Sign "B" per MSP:

- I. Signs cannot exceed 10 feet in height and 55 square feet in sign area.
- II. Signs shall be located 15 feet from the edge of the right-of-way.
- III. A total of two (2) perimeter directory Type B signs may be provided along the southern roadway, and each such sign shall be associated with a specific building.

#### C. Directory signs - (Signs "A" and "B" per MSP):

Definition: Directory sign means any sign which gives the name, address or occupation of persons or businesses located on the premises.

- I. Directory signs are permitted to be placed on the same structure as the project identification sign, not to exceed the size and height requirements of the project identification sign (within the sign area). Signs shall be in accordance with Exhibits A and B of the Master Sign Package.
- II. Space must be provided for a maximum of twelve tenants on each side of Sign A.
- III. Space must be provided for a maximum of two tenants on each side of Sign B.
- IV. Each directory sign must be of the same background and lettering scheme as the project identification sign on which it is placed.

#### D. Additional signs for entrances (Sign "F" per MSP):

I. Where there is more than one entrance from the same frontage street, one additional identification sign not to exceed 16 square feet in sign area, and not to exceed 10 feet in height, and displaying the name of the development only, may be installed in accordance with Exhibit A of the Master Sign Package. These may be illuminated.



COMMUNITY DEVELOPMENT

Premier Airport Park (DCI2006-00004) Exhibit E Page 2 of 4

## E. Real estate signs along perimeter roadways (Sign "D" per MSP):

- I. Permanent ground-mounted style real estate/leasing signs are permitted. These shall be double face (each face equal size) and may be illuminated.
- II. Signs cannot exceed 15 feet in height and 75 square feet in sign area.
- III. Signs shall be located 15 feet from the edge of the right-of-way.
- IV. A total of four permanent real estate signs may be provided as shown on Exhibit A of the Master Sign Package (three signs along the private roadway easement and one sign along Airport Haul Road.)

## II. Interior Signage - Premier Airport Park

### A. Individual occupant signs within the complex:

- I. Individual ground signs are not permitted.
- II. Wall signs are permitted on any wall facing a road right of way, or parking lot within the development, provided that the total sign area of the wall sign and any attached marquee or canopy sign does not exceed ten percent of the wall area on which it is attached.
- III. Special regulations as set forth in Section 153(2)(c)(1-4) in Chapter 30 of the LDC shall apply to individual occupant signs within the development concerning:
  - a. Marquee signs
  - b. Under-canopy signs
  - c. Sign content (must convey sign information only for the occupant within the premises).

#### B. Interior real estate signs (Sign "D" per MSP):

- I. One ground-mounted style real estate/leasing sign within the complex is permitted. It shall be double-faced (equal size) and may be illuminated.
- II. Sign cannot exceed 15 feet in height and 75 square feet in area.
- III. Sign shall be located a minimum of four feet behind the face of roadway curbing in a manner which will not adversely obstruct safe visibility between moving vehicles or vehicles and pedestrians.
- IV. Sign shall not be visible/legible from the perimeter roadways.

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Premier Airport Park (DCI2006-00004) Exhibit E Page 3 of 4

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# III. Temporary Signage – Premier Airport Park

## Temporary announcement sign prior to installation of an Identification Sign:

- I. A single temporary non-illuminated announcement sign, no greater than 32 square feet in area, and no greater than 10' in height (in compliance with Chapter 30 of the LDC), shall be located at the extreme southeastern corner of the property north of the intersection of Airport Haul Road and the southern right of way.
- II. The temporary announcement sign shall be removed within one year of local development order approval.



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Premier Airport Park (DCI2006-00004) Exhibit E Page 4 of 4

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## PREMIER AIRPORT PARK PERIMETER SIGNAGE EXHIBIT F-1

## 120' ROADWAY EASEMENT AREA ALONG SOUTH SIDE OF PROPERTY

TYPE OF SIGN	SINGLE/ Double	ILLUM	SIGN AREA	REQUESTED DEVIATION
SECONDARY IDENTIFICATION (F)	DOUBLE	YES	15	ILLUMINATED
IDENTIFICATION/DIRECTORY (B)	DOUBLE	YES	55	ADDITIONAL SIGN
IDENTIFICATION/DIRECTORY (A)	DOUBLE	YES	130	
  IDENTIFICATION/DIRECTORY (B)	DOUBLE	YES	55	ADDITIONAL SIGN
SUBTOTALS FOR SOUTHERN PERIM	ETER OF PROJE	ECT	255	NOT INCLUDING REAL ESTATE SIGNAGE
REAL ESTATE	DOUBLE	YES	75	PERMANENT, ILLUMINATED, LARGER SIGN AREA
REAL ESTATE	DOUBLE	YES	75	PERMANENT, ILLUMINATED, LARGER SIGN AREA
REAL ESTATE	DOUBLE	YES	75	PERMANENT, ILLUMINATED, LARGER SIGN AREA
ADJUSTED TOTAL FOR SOUTHERN PERIMETER OF PROJECT			480	INCLUDING REAL ESTATE SIGNAGE

#### AIRPORT HAUL ROAD ALONG EAST SIDE OF PROPERTY

	SINGLE/		SIGN	
TYPE OF SIGN	DOUBLE	ILLUM	AREA	REQUESTED DEVIATION
IDENTIFICATION	DOUBLE	YES	140	
IDENTIFICATION	DOUBLE	YES	140	
SUBTOTALS FOR EASTERN	PERIMETER OF PROJEC	T	280	NOT INCLUDING REAL ESTATE SIGNAGE
REAL ESTATE	DOUBLE	YES	75	PERMANENT, ILLUMINATED, LARGER SIGN AREA
ADJUSTED TOTAL FOR EAS	TERN PERIMETER OF PR	ROJECT	355	INCLUDING REAL ESTATE SIGNAGE
GRAND TOTAL FOR COMBIN	ED PERIMETER OF PRO	JECT .	535	NOT INCLUDING REAL ESTATE SIGNAGE
ADJUSTED TOTAL FOR COM	BINED PERIMETER OF F	PROJECT	835	INCLUDING REAL ESTATE SIGNAGE
PREMIER AIRPORT PARK				

PREMIER AIRPORT PARK DCI2006-00004 PAGE 1 OF 1

TYPE OF SIGN	SINGLE/ DOUBLE	ILLUM	SIGN AREA	REQUESTED DEVIATION
REAL ESTATE	DOUBLE	YES	75	PERMANENT, ILLUMINATED, LARGER SIGN AREA
SUBTOTAL OF INTERIOR REAL ES	TATE SIGNA	GE	75	

<sup>\*</sup>Other interior signs will be installed in compliance with Chapter 30 of the LDC.

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