

Alico Airpark Center

1809

Development Type - DCI

Status - Approved

Gateway/Airport Planning Community

Project Approvals

<u>Category/ Sub Category</u>	<u>Acres</u>	<u>Units</u>	<u>Square Feet</u>
	Totals/Sub Category	Totals/Sub Category	Totals/Sub Category
All	240.96		
Total Development	240.96		
Commercial	0.00		240,000
Commercial Retail <i>(of commercial only 50,000sf will be free standing retail)</i>	0.00		240,000
Industrial	0.00		960,000
Total Industrial <i>(may convert commercial sf to industrial - max total sf is 1,200,000)</i>	0.00		960,000
Project Total	240.96		1,200,000

Project Hearings

<u>Resolution #</u>	<u>Case Number</u>	<u>Hearing Date</u>	<u>Approved</u>	
Z-04-025	DCI2003-00033	5/3/04	Yes	<i>Original request was denied (from AG-2 to IPD); Approved request from AG-2 to MPD</i>
<i>Go To E-Connect</i>				
<i>Click For Resolution</i>				

DCI2003-00033

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

WHEREAS, Paul Scoggins, filed an application on behalf of the property owner, Haul Ventures, LLC, to rezone a 240.96± acre parcel from Agriculture (AG-2) to Industrial Planned Development (IPD) in reference to Alico Airpark Center; and

WHEREAS, a public hearing was advertised and held on March 24, 2004, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00033; and

WHEREAS, a second public hearing was advertised and held on May 3, 2004, 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 240.96± acre parcel from AG-2 to IPD, to allow 1,200,000 square feet of industrial uses; 240,000 square feet of ancillary retail uses of which 50,000 square feet will be stand alone retail uses, not to exceed 45 feet in height (2 habitable floors). The property is located in the Airport commerce/Wetlands Land Use Category and is legally described in attached Exhibit A. The request to rezone AG-2 to IPD is DENIED. The request to AG-2 to Mixed Use Planned Development (MPD) 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 "Master Concept Plan, ALICO AIRPARK CENTER, Lee County, Florida," dated 03-13-2003, last revised 04-21-2004, and stamped "Received Apr 21 2004, Community Development," except as modified by the conditions below. This development must comply with all requirements of the Lee County 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.

2. The following limits apply to the project and uses:

a. Schedule of Uses

1. LOTS 1 - 115:

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURE
AGRICULTURAL SERVICES: Office/base operation
ANIMALS, CLINIC, KENNEL OR CONTROL CENTER, all runs on lots abutting Alico Road or Airport Haul Road, must be within a fully enclosed building
ATM (AUTOMATIC TELLER MACHINE)
AUTOMOBILE REPAIR AND SERVICE; Groups I and II, excluding lots abutting Alico Road or Airport Haul Road for Group II uses
BOATS: boat repair and service
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIAL SALES
BUSINESS SERVICES, GROUP I and II
CLEANING AND MAINTENANCE SERVICES
COLD STORAGE, WAREHOUSE AND PROCESSING PLANT, including precooling
COMPUTER AND DATA PROCESSING SERVICES
CONTRACTORS AND BUILDERS: Groups I, II, and III
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, oil and gas
FACTORY OUTLETS (point of manufacture only)
FENCES, WALLS
FREIGHT AND CARGO HANDLING ESTABLISHMENTS
GASOLINE DISPENSING SYSTEM, SPECIAL
HELIPORT OR HELISTOP (See Condition #11.A.9., below)
LAUNDRY OR DRY CLEANING, Group II
MANUFACTURING, REPAIR OR WHOLESALE SALES OF:
 APPAREL
 BOATS
 CHEMICAL AND ALLIED PRODUCTS: Group II, limited to cosmetics, perfumes, drugs, soaps, detergents, and similar chemical products
(1) ELECTRICAL MACHINERY AND EQUIPMENT
(1) FABRICATED METAL PRODUCTS, Group II
 FOOD AND KINDRED PRODUCTS, Group III
(1) FURNITURE AND FIXTURES

LEATHER PRODUCTS, Group II
 (1) LUMBER AND WOOD PRODUCTS: Groups II and IV
 (1) MACHINERY, Groups I and II
 RUBBER AND PLASTIC PRODUCTS: Group II
 (1) STONE, CLAY, GLASS AND CONCRETE PRODUCTS:
 Groups I, II, and III
 TEXTILE MILL PRODUCTS, Groups I and II
 (1) TRANSPORTATION 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
 PHOTO FINISHING LABORATORIES
 POST OFFICE
 PRINTING AND PUBLISHING SERVICES
 PROCESSING AND WAREHOUSING
 RECREATIONAL FACILITIES: Personal
 REPAIR SHOPS, Groups I, II, III ⁽¹⁾, and IV⁽¹⁾
 RESEARCH AND DEVELOPMENT LABORATORIES, Groups I, II, and IV
 RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL
 AND SUBORDINATE TO A PERMITTED PRINCIPAL USE ON
 THE SAME PREMISES
 SCHOOLS, COMMERCIAL
 SIGNS, IN ACCORDANCE WITH CHAPTER 30
 SOCIAL SERVICES, Group II
 STORAGE, INDOOR, per §34-3001 *et seq.*
 STORAGE, OPEN, per §34-3001 *et seq.*
 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 ⁽¹⁾

NOTE: ⁽¹⁾ All operations on lots abutting Alico Road or Airport Haul Road must be conducted within a fully enclosed building.

2. Commercial uses permitted only on lots 1-9:

AUTOMOBILE SERVICE STATION
 CAR WASH
 CONSUMPTION ON PREMISES, in accordance with §34-1264 *et. seq.*
 of the LDC, in conjunction with a restaurant
 CONVENIENCE FOOD AND BEVERAGE STORE, limited to one
 FINANCIAL INSTITUTION
 FOOD STORES: Group I
 HARDWARE STORE

RESTAURANTS, Groups I and II
SELF-SERVICE FUEL PUMPS, limited to a maximum of eight (8) pumps

b. Site Development Regulations

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)
Side: 10 feet
Rear: 20 feet
Water Body: 25 feet

Maximum Building Height:

All uses limited to a maximum height of 45 feet, with not more than three (3) habitable floors.

Minimum Building Separation:

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

Maximum Lot Coverage: 60 percent

3. Development parameter:

- a. A maximum of 1,200,000 square feet of industrial/commercial uses will be permitted on 240.96± acres of land, of which a maximum of 240,000 square feet will be commercial uses, of which a maximum of 50,000 square feet of the commercial uses will be stand alone retail commercial uses located on Lots 1-9; and
- b. The developer must provide a cumulative land development summary table indicating the square footage and acreage of commercial, and industrial uses to ensure DRI compliance with the above. A cumulative land development summary table must be included on development order submittal documents; and
- c. Under no circumstances will the land use totals exceed the applicable mixed use DRI thresholds as outlined in Chapter 380, F.S., and Rule 9J-2, F.A.C., as each may be amended.

4. Environmental Conditions: Prior to the issuance of a Vegetation Removal Permit, the wetland areas must be surveyed specifically for Lee County listed wading bird species nests. If an active nest is located, then appropriate buffer areas must be provided until the nest is no longer active.
5. The ability to blast is not guaranteed. If blasting is approved, it is limited to the excavation of material for on-site use only (water retention and water management), subject to being performed in accordance with all applicable Lee County ordinances in effect at the time the activity is sought to be commenced. Construction materials mining as defined under §552.30, Florida Statutes, is prohibited. Applicant must notify Port Authority Planning Department at least 48 hours before any blasting occurs on the subject property.
6. Traffic Condition: At the time of local development order approval, any portion of Airport Haul Road needed to access the internal roadways must be constructed or improved to the LDC standards for a Category "A" road, in accordance with §10-296, Table 4, Minimum Specification for Street Improvements.
7. Buildings exceeding 35 feet in height must maintain additional building setbacks as regulated by §34-2174(a).
8. The development must comply with §34-1008 for tall structures, including permanent buildings, antenna, towers, and temporary construction cranes.
9. The location and development of heliports or helistops must be coordinated and approved by the Florida Department of Transportation Aviation Office and the Lee County Port Authority.
10. An enhanced 15-foot-wide right-of-way buffer will be required adjacent to Airport Haul Road and Alico Road consisting of a three foot high berm (3:1 slope) with a flat planting area on top, and buffer Type "F" plantings. Required plantings must be located on the top of the berm or near the top of the berm on the Airport Haul Road and Alico Road side of the berm. Also, no use or other easement(s) can overlap into the 15-foot-wide easement and the entire width of the easement must be used for the required plantings.
11. All buildings or structures located on Lots 1-9, either industrial or commercial, must be in compliance with Chapter 10, Article IV, Design Standards and Guidelines for Commercial Buildings and Development, of the LDC.
12. Agriculture is not a permitted use within this Planned Development.
13. The cul-de-sacs, at the end of each roadway, must be in compliance with §10-296(k)(l) of the LDC to ensure that San Carlos Park Fire Protection and Rescue Service District vehicles can maneuver the circular turnarounds.
14. 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.

15. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table I(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.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §34-414(c) requirement to provide 10 percent open space per lot, to allow a minimum of 5 percent open space per lot. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. Prior to local development order approval, the landscape plans must include:
 - (1) A structural barrier between any lot and preserve area. The structural barrier may be a double staggered hedge of native shrubs no less than 48 inches in height at time of planting within a 10-foot wide planting area or a chainlink type fence no less than 48 inches in height within a five-foot wide open space area.
 - (2) The 6.92 acres of Melaleuca wetland surrounding the one-acre marsh in the 7.92-acre preserve located in the southwest portion of the site must be planted with a minimum of 700 native wetland trees with a minimum 10-foot height and two-inch caliper. These trees may be used to meet the general tree requirement for the overall development.
 - b. Prior to issuance of a Certificate of Compliance for the infrastructure:
 - (1) The structural barrier between any lot and preserve area must be installed.
 - (2) The 700 native wetland trees must be installed in the 7.92-acre wetland preserve located in the southeast corner of the site.
 - (3) All invasive exotic vegetation must be removed or killed in place.
 - (4) All right-of-way buffers must be installed.
2. Deviation (2) seeks relief from the §10-329 requirement which limits lake depth to a maximum 20-feet, to allow a maximum lake depth of 32 feet. This deviation is DENIED.
3. Deviation (3) WITHDRAWN BY APPLICANT.

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

The applicant has indicated that the STRAP numbers for the subject property are: 06-46-26-00-00001.0030; 06-46-26-00-00001.0040; 06-46-26-00-00001.0050 & 07-46-26-00001.0030

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 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.

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

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of May, 2004.

ATTEST:
CHARLIE GREEN, CLERK

BY: Cindy Morrison
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: John E. Albion
Chairman

Approved as to form by:

John J. Fredyma
John J. Fredyma
County Attorney's Office



RECEIVED
MINUTES OFFICE

2004 MAY 18 AM 11:06

Done
5/9/03

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 6 AND 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6 THE SAME BEING THE NORTHWEST CORNER OF SECTION 7 OF SAID TOWNSHIP 46 SOUTH, RANGE 26 EAST; THENCE S.00°49'01"E. ALONG THE WESTERLY LINE OF SAID SECTION 7 FOR 622.26 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 399 AT PAGE 334 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°00'24"E. ALONG SAID NORTHERLY LINE FOR 915.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A ROADWAY AND PUBLIC UTILITY RIGHT-OF-WAY (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1398 AT PAGE 2147 OF SAID PUBLIC RECORDS OF LEE COUNTY AND THE POINT OF BEGINNING; THENCE N.00°49'01"W. ALONG SAID EASTERLY LINE FOR 620.17 FEET; THENCE N.00°54'31"W. ALONG SAID EASTERLY LINE FOR 3306.61 FEET; THENCE N.00°55'18"W. ALONG SAID EASTERLY LINE FOR 2641.21 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 6; THENCE N.89°22'23"E. ALONG SAID NORTHERLY LINE FOR 1591.45 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE WEST 1/2 OF SAID SECTION 6; THENCE S.01°03'15"E. ALONG SAID EASTERLY LINE FOR 6557.81 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALICO ROAD; THENCE S.89°00'24"W. ALONG SAID NORTHERLY LINE FOR 1608.48 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 240.96 ACRES MORE OR LESS.

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

ASSUMED NORTH BASED ON THE WESTERLY LINE OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST AS BEARING S.00°49'01"E.

DESCRIPTION PREPARED 04-28-03.


THOMAS R. LEHNERT, JR., P.S.M.
FLORIDA CERTIFICATION NO. 5541

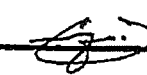
DCI 2003-00033

RECEIVED

MAY 02 2003

COMMUNITY DEVELOPMENT

S:\JOBS\1480\1480\SURVEYING\1480_R-1_R-2_SKT_.doc
S:\JOBS\1480\1480\SURVEYING\1480_R-1_R-2_SKT_.dwg

Applicant's Legal Checked
by  on 10/29/2003.

SHEET 1 OF 2

SURVEY PLAT

OF
A PARCEL OF LAND LYING IN
SECTIONS 6 & 7, TOWNSHIP 4E SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



UNPLATTED

SUBJECT PARCEL
PARCEL CONTAINS
240.06 ACRES
MORE OR LESS

MATCHLINE SHEET 2 OF 2
MATCHLINE SHEET 1 OF 2

WT 2003-0033

ALCO AIRPARK CENTER
LEE COUNTY, FLORIDA

Applicant's Legal Checked
By: *[Signature]*

Bunks Engineering, Inc. SURVEYING, ENGINEERING & LAND PLANNING 10000 W. STATE ROAD 100, SUITE 100 FORT WORTH, TEXAS 76134 PHONE: (817) 441-1111 FAX: (817) 441-1112 WWW: WWW.BUNKS.COM		BOUNDARY AND TOPOGRAPHIC SURVEY ALCO AIRPARK CENTER LEE COUNTY, FLORIDA DATE: 08/14/03 DRAWN BY: J. BUNKS CHECKED BY: J. BUNKS SCALE: AS SHOWN SHEET NO. 2 OF 2	
--	--	---	--

EXHIBIT "A"
(Page 2 of 3)

ZONING MAP

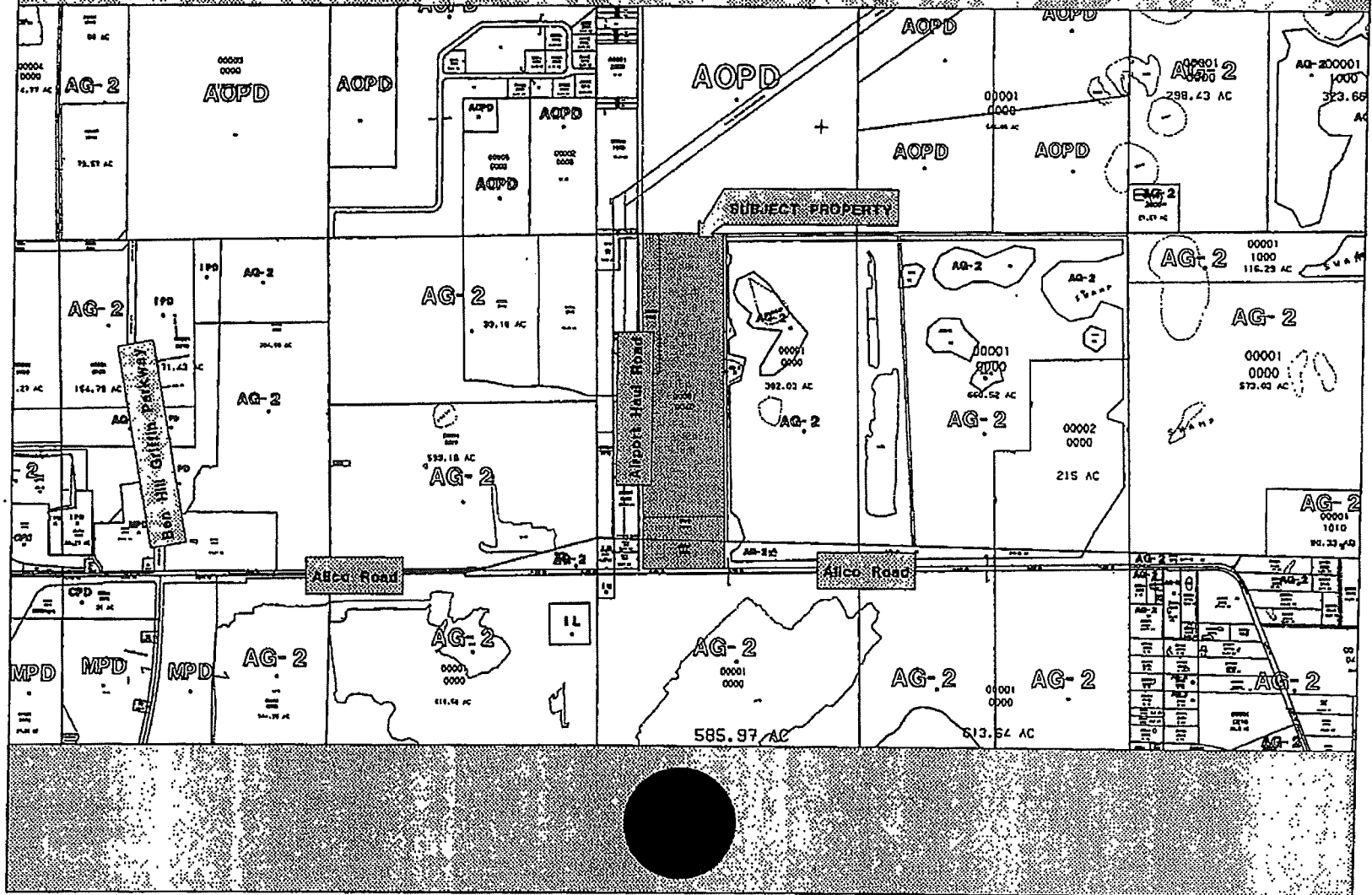
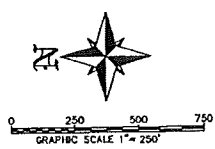
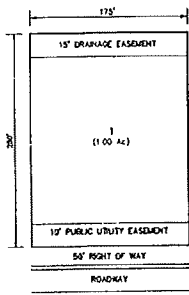


EXHIBIT "B"



ALICO AIRPARK CENTER



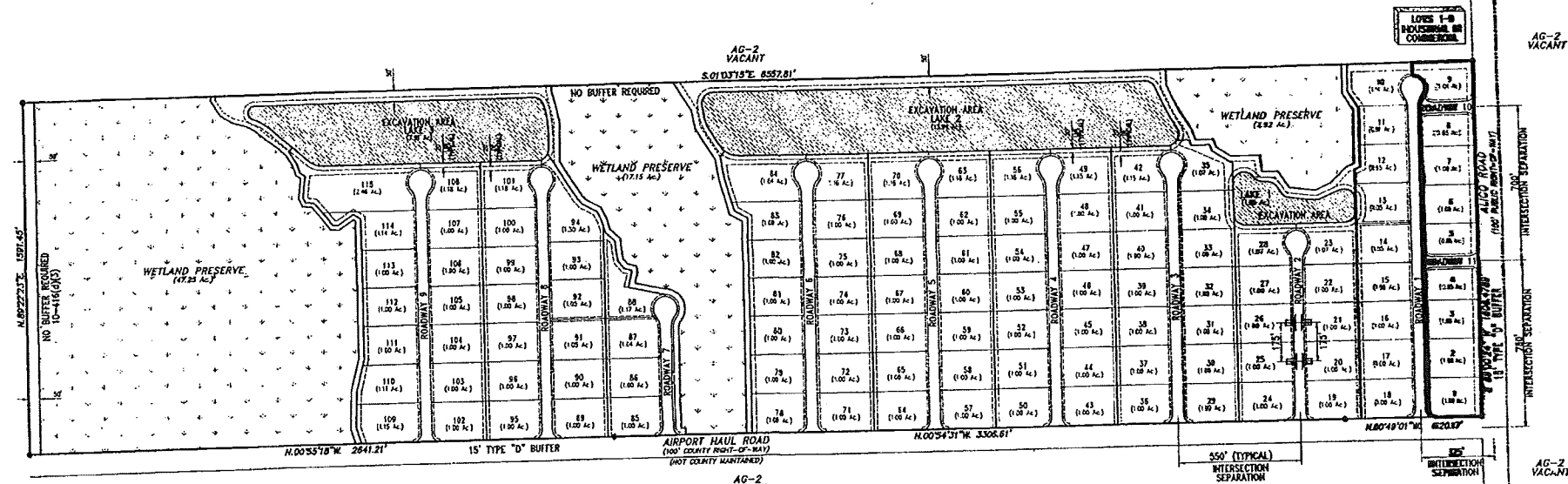
LOT NO.	TOTAL ACRES	REQUIRED OPEN SPACE
1	1.00	4,360 SF
2	1.00	4,360 SF
3	1.00	4,360 SF
4	0.83	3,703 SF
5	0.83	3,703 SF
6	1.00	4,360 SF
7	1.00	4,360 SF
8	0.85	3,703 SF
9	1.00	4,360 SF
10	1.14	4,968 SF
11	1.00	4,360 SF
12	0.95	4,138 SF
13	1.05	4,374 SF
14	1.05	4,374 SF
15	1.00	4,360 SF
16	1.00	4,360 SF
17	1.00	4,360 SF
18	1.00	4,360 SF
19	1.00	4,360 SF
20	1.00	4,360 SF
21	1.00	4,360 SF
22	1.00	4,360 SF
23	1.07	4,681 SF
24	1.00	4,360 SF
25	1.00	4,360 SF

LOT NO.	TOTAL ACRES	REQUIRED OPEN SPACE
26	1.00	4,360 SF
27	1.00	4,360 SF
28	1.07	4,681 SF
29	1.00	4,360 SF
30	1.00	4,360 SF
31	1.00	4,360 SF
32	1.00	4,360 SF
33	1.00	4,360 SF
34	1.08	4,697 SF
35	1.07	4,681 SF
36	1.00	4,360 SF
37	1.00	4,360 SF
38	1.00	4,360 SF
39	1.00	4,360 SF
40	1.00	4,360 SF
41	1.00	4,360 SF
42	1.15	5,009 SF
43	1.00	4,360 SF
44	1.00	4,360 SF
45	1.00	4,360 SF
46	1.00	4,360 SF
47	1.04	4,507 SF
48	1.00	4,360 SF
49	1.15	5,009 SF
50	1.00	4,360 SF

LOT NO.	TOTAL ACRES	REQUIRED OPEN SPACE
51	1.00	4,360 SF
52	1.00	4,360 SF
53	1.00	4,360 SF
54	1.00	4,360 SF
55	1.00	4,360 SF
56	1.00	4,360 SF
57	1.00	4,360 SF
58	1.00	4,360 SF
59	1.00	4,360 SF
60	1.00	4,360 SF
61	1.18	5,033 SF
62	1.00	4,360 SF
63	1.00	4,360 SF
64	1.00	4,360 SF
65	1.00	4,360 SF
66	1.00	4,360 SF
67	1.00	4,360 SF
68	1.00	4,360 SF
69	1.00	4,360 SF
70	1.00	4,360 SF
71	1.00	4,360 SF
72	1.00	4,360 SF
73	1.00	4,360 SF
74	1.00	4,360 SF
75	1.00	4,360 SF

LOT NO.	TOTAL ACRES	REQUIRED OPEN SPACE
76	1.00	4,360 SF
77	1.16	5,003 SF
78	1.00	4,360 SF
79	1.00	4,360 SF
80	1.00	4,360 SF
81	1.00	4,360 SF
82	1.00	4,360 SF
83	1.00	4,360 SF
84	1.00	4,360 SF
85	1.00	4,360 SF
86	1.00	4,360 SF
87	1.00	4,360 SF
88	1.17	5,007 SF
89	1.00	4,360 SF
90	1.00	4,360 SF
91	1.00	4,360 SF
92	1.00	4,360 SF
93	1.00	4,360 SF
94	1.00	4,360 SF
95	1.00	4,360 SF
96	1.00	4,360 SF
97	1.00	4,360 SF
98	1.00	4,360 SF
99	1.00	4,360 SF
100	1.00	4,360 SF

LOT NO.	TOTAL ACRES	REQUIRED OPEN SPACE
101	1.18	5,118 SF
102	1.00	4,360 SF
103	1.00	4,360 SF
104	1.00	4,360 SF
105	1.00	4,360 SF
106	1.00	4,360 SF
107	1.00	4,360 SF
108	1.18	5,118 SF
109	1.15	4,958 SF
110	1.17	5,007 SF
111	1.00	4,360 SF
112	1.14	4,968 SF
113	2.48	10,718 SF



SUBMISSION LAND USE AREAS:

TOTAL SITE OPEN AREA	240.64 AC (100,070)
OPEN AREA	107.74 AC (458)
LAKE	23.80 AC
WETLANDS	72.32 AC
RIGHT-OF-WAY	12.87 AC
SEPARABLE TRACED COMMON/BUFFER	100.25 AC
	11.62 AC
INDUSTRIAL	1,000,000 SF
STAND ALONE RETAIL / COMMERCIAL (LOTS 1-9)	20,000 SF
TOTAL ANCILLARY / RETAIL / COMMERCIAL	190,000 SF

LAND USE:
AIRPORT COMPLIANCE (FUTURE USES)
WETLAND

NOTES:

- NO LEE TRAIL ROUTE
- PARKING, DELIVERY AND/OR SERVICE AREAS WILL BE LOCATED AT APPLICABLE SITES AT DEVELOPMENT DISCRETION IN ACCORDANCE WITH SECTION 34-1830 AND CHAPTER 90 OF THE LEE COUNTY LAND DEVELOPMENT CODES.

OPEN SPACE:
1. OPEN SPACE AREAS SHALL MEET MINIMUM DIMENSIONAL REQUIREMENTS FOR OPEN SPACE OF CHAPTER 90 OF THE LEE COUNTY DEVELOPMENT CODES.

DEVIATIONS = ∇

APPROVED
Master Concept Plan
Site Plan # 2-04-025 Page 1 of 1
Subject to conditions in Resolution 2-04-025
Case # DC12003-00033

APR 21 2004

PREPARED FOR:
V. PAUL SCOGGINS
2328 TRENDAVEN CIRCLE
FORT MYERS, FLORIDA 33907
PH: (239)-278-4625
FAX: (239)-278-0838

NO.	DATE	CHANGES FOR THE COUNTY - 04-06-05	BY
1	04-10-04	ISSUED FOR LEE COUNTY - 04-06-05	JFC
2	04-10-05	04-10-05 WITHIN LOTS 3 AND 4 AND 7 AND 8	CHD
3	04-10-05	04-10-05 WITHIN LOTS 3 AND 4 AND 7 AND 8	CHD
4	04-10-05	REVISION DESCRIPTION	BY

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS & NAPLES & SARASOTA
10511 SIX LANE EXPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33911
PHONE: (239) 938-5400 FAX: (239) 938-3323
ENGINEERING LICENSE # LD 6489
SURVEY LICENSE # LD 6590

MASTER CONCEPT PLAN
ALICO AIRPARK CENTER
LEE COUNTY, FLORIDA

DATE	PROJECT	REVISION	DESIGN	ENGINEER	CHECKED	SCALE	SHEET	OF	FILE NO. (S-1-0)
03-13-2003	1480SC	MCP	CHD	CHD	CHD	1"=250'	1	1	03-18-03

DC12003-00033

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

WHEREAS, Paul Scoggins, filed an application on behalf of the property owner, Haul Ventures, LLC, to rezone a 240.96± acre parcel from Agriculture (AG-2) to Industrial Planned Development (IPD) in reference to Alico Airpark Center; and

WHEREAS, a public hearing was advertised and held on March 24, 2004, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00033; and

WHEREAS, a second public hearing was advertised and held on May 3, 2004, 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 240.96± acre parcel from AG-2 to IPD, to allow 1,200,000 square feet of industrial uses; 240,000 square feet of ancillary retail uses of which 50,000 square feet will be stand alone retail uses, not to exceed 45 feet in height (2 habitable floors). The property is located in the Airport commerce/Wetlands Land Use Category and is legally described in attached Exhibit A. The request to rezone AG-2 to IPD is DENIED. The request to AG-2 to Mixed Use Planned Development (MPD) 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 "Master Concept Plan, ALICO AIRPARK CENTER, Lee County, Florida," dated 03-13-2003, last revised 04-21-2004, and stamped "Received Apr 21 2004, Community Development," except as modified by the conditions below. This development must comply with all requirements of the Lee County 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.

2. The following limits apply to the project and uses:

a. Schedule of Uses

1. LOTS 1 - 115:

- ADMINISTRATIVE OFFICES
- ACCESSORY USES AND STRUCTURE
- AGRICULTURAL SERVICES: Office/base operation
- ANIMALS, CLINIC, KENNEL OR CONTROL CENTER, all runs on lots abutting Alico Road or Airport Haul Road, must be within a fully enclosed building
- ATM (AUTOMATIC TELLER MACHINE)
- AUTOMOBILE REPAIR AND SERVICE; Groups I and II, excluding lots abutting Alico Road or Airport Haul Road for Group II uses
- BOATS: boat repair and service
- BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
- BUILDING MATERIAL SALES
- BUSINESS SERVICES, GROUP I and II
- CLEANING AND MAINTENANCE SERVICES
- COLD STORAGE, WAREHOUSE AND PROCESSING PLANT, including precooling
- COMPUTER AND DATA PROCESSING SERVICES
- CONTRACTORS AND BUILDERS: Groups I, II, and III
- 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, oil and gas
- FACTORY OUTLETS (point of manufacture only)
- FENCES, WALLS
- FREIGHT AND CARGO HANDLING ESTABLISHMENTS
- GASOLINE DISPENSING SYSTEM, SPECIAL
- HELIPORT OR HELISTOP (See Condition #II.A.9., below)
- LAUNDRY OR DRY CLEANING, Group II
- MANUFACTURING, REPAIR OR WHOLESALE SALES OF:
 - APPAREL
 - BOATS
 - CHEMICAL AND ALLIED PRODUCTS: Group II, limited to cosmetics, perfumes, drugs, soaps, detergents, and similar chemical products
 - (1) ELECTRICAL MACHINERY AND EQUIPMENT
 - (1) FABRICATED METAL PRODUCTS, Group II
 - FOOD AND KINDRED PRODUCTS, Group III
 - (1) FURNITURE AND FIXTURES

LEATHER PRODUCTS, Group II
 (1) LUMBER AND WOOD PRODUCTS: Groups II and IV
 (1) MACHINERY, Groups I and II
 RUBBER AND PLASTIC PRODUCTS: Group II
 (1) STONE, CLAY, GLASS AND CONCRETE PRODUCTS:
 Groups I, II, and III
 TEXTILE MILL PRODUCTS, Groups I and II
 (1) TRANSPORTATION 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
 PHOTO FINISHING LABORATORIES
 POST OFFICE
 PRINTING AND PUBLISHING SERVICES
 PROCESSING AND WAREHOUSING
 RECREATIONAL FACILITIES: Personal
 REPAIR SHOPS, Groups I, II, III ⁽¹⁾, and IV⁽¹⁾
 RESEARCH AND DEVELOPMENT LABORATORIES, Groups I, II, and IV
 RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL
 AND SUBORDINATE TO A PERMITTED PRINCIPAL USE ON
 THE SAME PREMISES
 SCHOOLS, COMMERCIAL
 SIGNS, IN ACCORDANCE WITH CHAPTER 30
 SOCIAL SERVICES, Group II
 STORAGE, INDOOR, per §34-3001 *et seq.*
 STORAGE, OPEN, per §34-3001 *et seq.*
 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 ⁽¹⁾

NOTE: ⁽¹⁾ All operations on lots abutting Alico Road or Airport Haul Road must be conducted within a fully enclosed building.

2. Commercial uses permitted only on lots 1-9:

AUTOMOBILE SERVICE STATION
 CAR WASH
 CONSUMPTION ON PREMISES, in accordance with §34-1264 *et. seq.*
 of the LDC, in conjunction with a restaurant
 CONVENIENCE FOOD AND BEVERAGE STORE, limited to one
 FINANCIAL INSTITUTION
 FOOD STORES: Group I
 HARDWARE STORE

RESTAURANTS, Groups I and II
SELF-SERVICE FUEL PUMPS, limited to a maximum of eight (8) pumps

b. Site Development Regulations

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)
Side: 10 feet
Rear: 20 feet
Water Body: 25 feet

Maximum Building Height:

All uses limited to a maximum height of 45 feet, with not more than three (3) habitable floors.

Minimum Building Separation:

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

Maximum Lot Coverage: 60 percent

3. Development parameter:

- a. A maximum of 1,200,000 square feet of industrial/commercial uses will be permitted on 240.96± acres of land, of which a maximum of 240,000 square feet will be commercial uses, of which a maximum of 50,000 square feet of the commercial uses will be stand alone retail commercial uses located on Lots 1-9; and
- b. The developer must provide a cumulative land development summary table indicating the square footage and acreage of commercial, and industrial uses to ensure DRI compliance with the above. A cumulative land development summary table must be included on development order submittal documents; and
- c. Under no circumstances will the land use totals exceed the applicable mixed use DRI thresholds as outlined in Chapter 380, F.S., and Rule 9J-2, F.A.C., as each may be amended.

4. Environmental Conditions: Prior to the issuance of a Vegetation Removal Permit, the wetland areas must be surveyed specifically for Lee County listed wading bird species nests. If an active nest is located, then appropriate buffer areas must be provided until the nest is no longer active.
5. The ability to blast is not guaranteed. If blasting is approved, it is limited to the excavation of material for on-site use only (water retention and water management), subject to being performed in accordance with all applicable Lee County ordinances in effect at the time the activity is sought to be commenced. Construction materials mining as defined under §552.30, Florida Statutes, is prohibited. Applicant must notify Port Authority Planning Department at least 48 hours before any blasting occurs on the subject property.
6. Traffic Condition: At the time of local development order approval, any portion of Airport Haul Road needed to access the internal roadways must be constructed or improved to the LDC standards for a Category "A" road, in accordance with §10-296, Table 4, Minimum Specification for Street Improvements.
7. Buildings exceeding 35 feet in height must maintain additional building setbacks as regulated by §34-2174(a).
8. The development must comply with §34-1008 for tall structures, including permanent buildings, antenna, towers, and temporary construction cranes.
9. The location and development of heliports or helistops must be coordinated and approved by the Florida Department of Transportation Aviation Office and the Lee County Port Authority.
10. An enhanced 15-foot-wide right-of-way buffer will be required adjacent to Airport Haul Road and Alico Road consisting of a three foot high berm (3:1 slope) with a flat planting area on top, and buffer Type "F" plantings. Required plantings must be located on the top of the berm or near the top of the berm on the Airport Haul Road and Alico Road side of the berm. Also, no use or other easement(s) can overlap into the 15-foot-wide easement and the entire width of the easement must be used for the required plantings.
11. All buildings or structures located on Lots 1-9, either industrial or commercial, must be in compliance with Chapter 10, Article IV, Design Standards and Guidelines for Commercial Buildings and Development, of the LDC.
12. Agriculture is not a permitted use within this Planned Development.
13. The cul-de-sacs, at the end of each roadway, must be in compliance with §10-296(k)(l) of the LDC to ensure that San Carlos Park Fire Protection and Rescue Service District vehicles can maneuver the circular turnarounds.
14. 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.

15. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table I(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.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §34-414(c) requirement to provide 10 percent open space per lot, to allow a minimum of 5 percent open space per lot. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. Prior to local development order approval, the landscape plans must include:
 - (1) A structural barrier between any lot and preserve area. The structural barrier may be a double staggered hedge of native shrubs no less than 48 inches in height at time of planting within a 10-foot wide planting area or a chainlink type fence no less than 48 inches in height within a five-foot wide open space area.
 - (2) The 6.92 acres of Melaleuca wetland surrounding the one-acre marsh in the 7.92-acre preserve located in the southwest portion of the site must be planted with a minimum of 700 native wetland trees with a minimum 10-foot height and two-inch caliper. These trees may be used to meet the general tree requirement for the overall development.
 - b. Prior to issuance of a Certificate of Compliance for the infrastructure:
 - (1) The structural barrier between any lot and preserve area must be installed.
 - (2) The 700 native wetland trees must be installed in the 7.92-acre wetland preserve located in the southeast corner of the site.
 - (3) All invasive exotic vegetation must be removed or killed in place.
 - (4) All right-of-way buffers must be installed.
2. Deviation (2) seeks relief from the §10-329 requirement which limits lake depth to a maximum 20-feet, to allow a maximum lake depth of 32 feet. This deviation is DENIED.
3. Deviation (3) WITHDRAWN BY APPLICANT.

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

The applicant has indicated that the STRAP numbers for the subject property are: 06-46-26-00-00001.0030; 06-46-26-00-000001.0040; 06-46-26-00-00001.0050 & 07-46-26-00001.0030

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 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.

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

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of May, 2004.

ATTEST:
CHARLIE GREEN, CLERK

BY:

Cindy Morrison
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:

John E. Albion
Chairman

Approved as to form by:

John J. Fredyma
John J. Fredyma
County Attorney's Office



RECEIVED
MINUTES OFFICE
2004 MAY 18 AM 11:06

Done
5/9/03

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 6 AND 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6 THE SAME BEING THE NORTHWEST CORNER OF SECTION 7 OF SAID TOWNSHIP 46 SOUTH, RANGE 26 EAST; THENCE S.00°49'01"E. ALONG THE WESTERLY LINE OF SAID SECTION 7 FOR 622.26 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 399 AT PAGE 334 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°00'24"E. ALONG SAID NORTHERLY LINE FOR 915.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A ROADWAY AND PUBLIC UTILITY RIGHT-OF-WAY (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1398 AT PAGE 2147 OF SAID PUBLIC RECORDS OF LEE COUNTY AND THE POINT OF BEGINNING; THENCE N.00°49'01"W. ALONG SAID EASTERLY LINE FOR 620.17 FEET; THENCE N.00°54'31"W. ALONG SAID EASTERLY LINE FOR 3306.61 FEET; THENCE N.00°55'18"W. ALONG SAID EASTERLY LINE FOR 2641.21 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 6; THENCE N.89°22'23"E. ALONG SAID NORTHERLY LINE FOR 1591.45 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE WEST 1/2 OF SAID SECTION 6; THENCE S.01°03'15"E. ALONG SAID EASTERLY LINE FOR 6557.81 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALICO ROAD; THENCE S.89°00'24"W. ALONG SAID NORTHERLY LINE FOR 1608.48 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 240.96 ACRES MORE OR LESS.

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

ASSUMED NORTH BASED ON THE WESTERLY LINE OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST AS BEARING S.00°49'01"E.

DESCRIPTION PREPARED 04-28-03.

TRM 4/30/03
THOMAS R. LEHNERT, JR., P.S.M.
FLORIDA CERTIFICATION NO. 5541

DCI 2003-00033

RECEIVED

MAY 02 2003

COMMUNITY DEVELOPMENT

S:\JOBS\14xx\1480\SURVEYING\1480_R-1_R-2_SKT_.doc
S:\JOBS\14xx\1480\SURVEYING\1480_R-1_R-2_SKT_.dwg

Applicant's Legal Checked

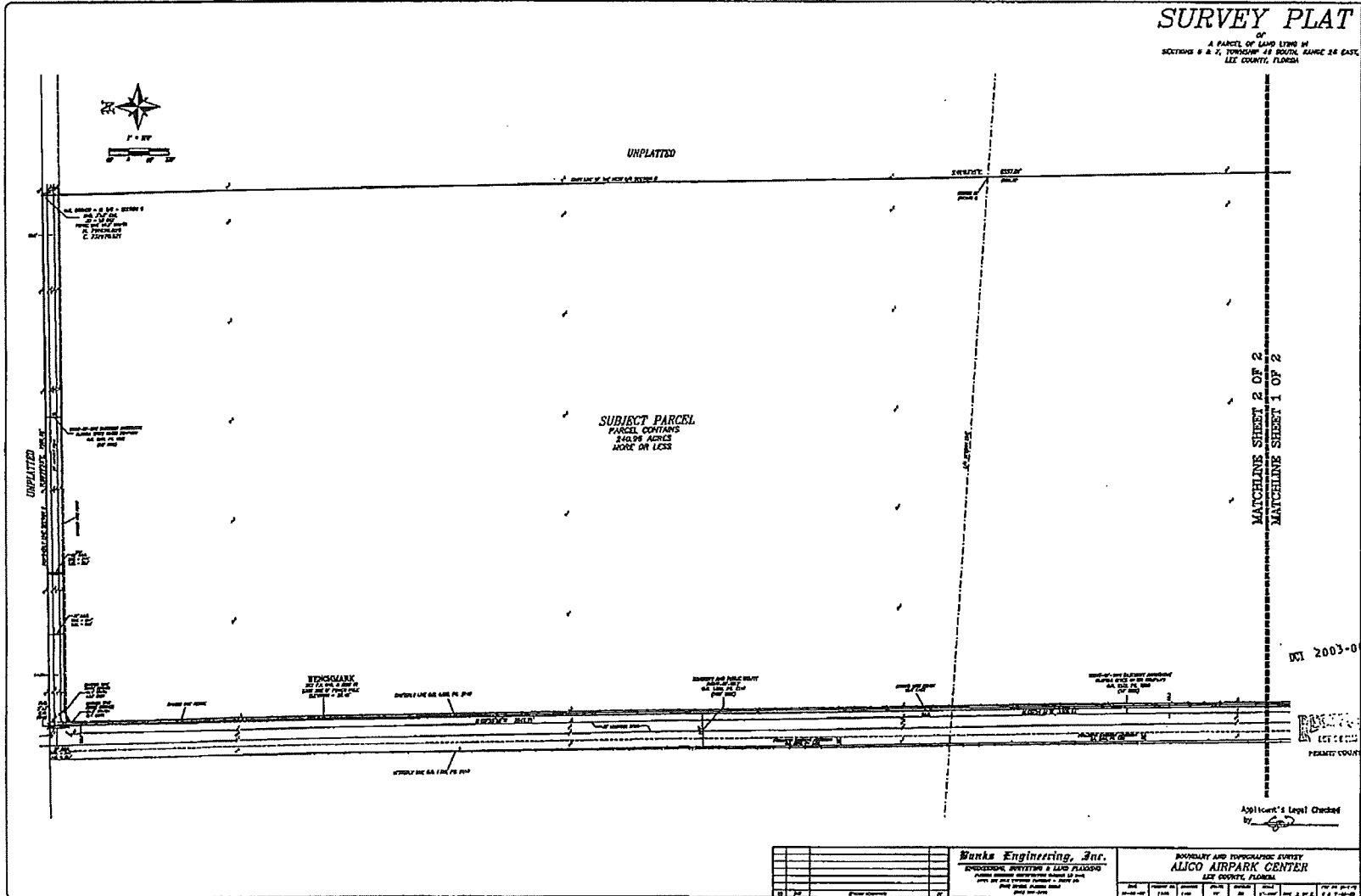
by *[Signature]* on 10/09/2003.

SHEET 1 OF 2

10511 Six Mile Cypress Pkwy, Suite 101, Ft Myers, Florida 333912 • (239) 939-5490 • Fax (239) 939-2923

SURVEY PLAT

A PARCEL OF LAND LYING IN
SECTIONS 9 & 7, TOWNSHIP 42 SOUTH, RANGE 28 EAST,
LEE COUNTY, FLORIDA



DLI 2003-0033

LEE COUNTY
PERMITS DIVISION

Munks Engineering, Inc. BOUNDARY AND TOPOGRAPHIC SURVEY ALICO AIRPARK CENTER LEE COUNTY, FLORIDA		DATE: [] [] [] DRAWN BY: [] CHECKED BY: [] SCALE: [] SHEET NO. [] OF []	
--	--	---	--

ZONING MAP

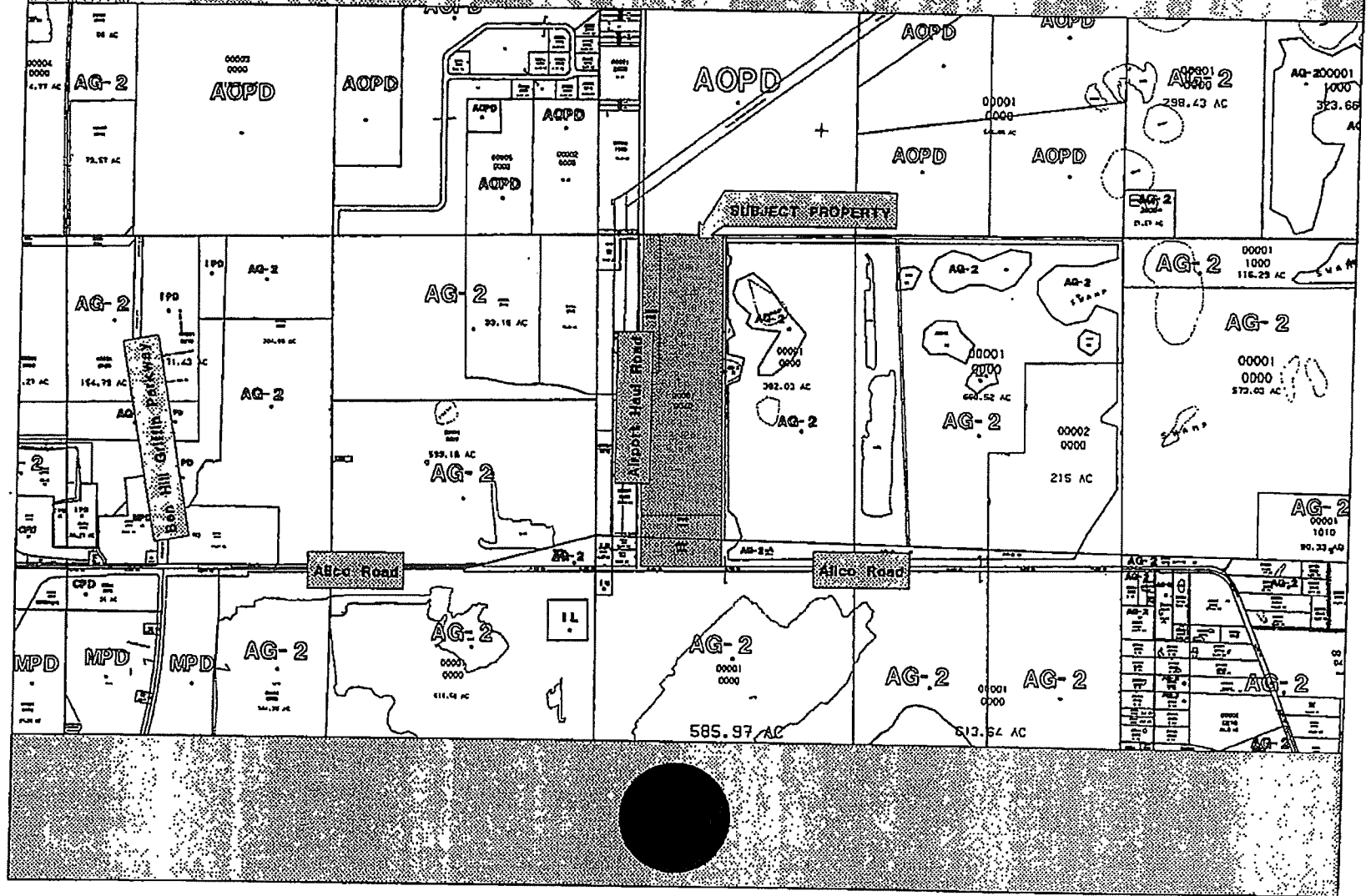
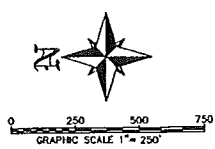
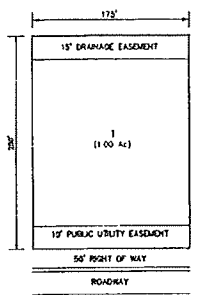


EXHIBIT "B"



ALICO AIRPARK CENTER



TYPICAL LOT DETAIL
R.T.S.

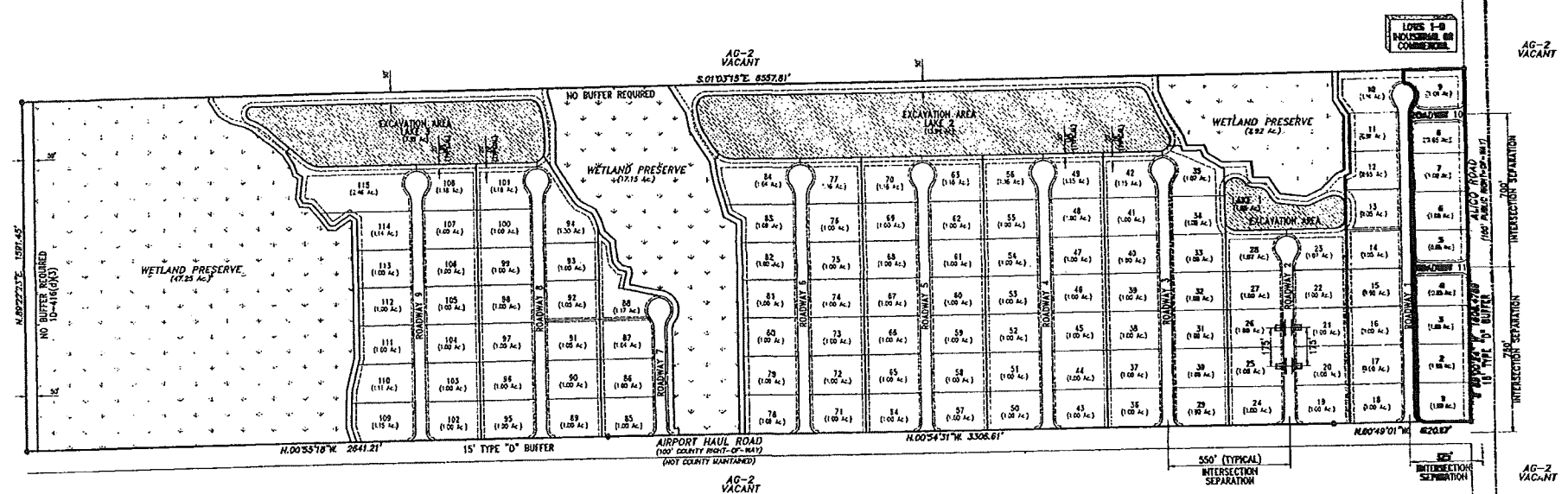
LOT NO.	TOTAL ACREAGE	REQUIRED OPEN SPACE
1	1.00 AC	4,360 SF
2	1.00 AC	4,360 SF
3	1.00 AC	4,360 SF
4	0.83 AC	3,703 SF
5	0.85 AC	3,703 SF
6	1.00 AC	4,360 SF
7	1.00 AC	4,360 SF
8	0.85 AC	3,703 SF
9	1.00 AC	4,360 SF
10	1.14 AC	4,968 SF
11	1.00 AC	4,360 SF
12	0.85 AC	3,703 SF
13	1.05 AC	4,574 SF
14	1.05 AC	4,574 SF
15	1.00 AC	4,360 SF
16	1.00 AC	4,360 SF
17	1.00 AC	4,360 SF
18	1.00 AC	4,360 SF
19	1.00 AC	4,360 SF
20	1.00 AC	4,360 SF
21	1.00 AC	4,360 SF
22	1.00 AC	4,360 SF
23	1.07 AC	4,641 SF
24	1.00 AC	4,360 SF
25	1.00 AC	4,360 SF

LOT NO.	TOTAL ACREAGE	REQUIRED OPEN SPACE
26	1.00 AC	4,360 SF
27	1.00 AC	4,360 SF
28	1.07 AC	4,641 SF
29	1.00 AC	4,360 SF
30	1.00 AC	4,360 SF
31	1.00 AC	4,360 SF
32	1.00 AC	4,360 SF
33	1.00 AC	4,360 SF
34	1.00 AC	4,360 SF
35	1.07 AC	4,641 SF
36	1.00 AC	4,360 SF
37	1.00 AC	4,360 SF
38	1.00 AC	4,360 SF
39	1.00 AC	4,360 SF
40	1.00 AC	4,360 SF
41	1.00 AC	4,360 SF
42	1.15 AC	5,009 SF
43	1.00 AC	4,360 SF
44	1.00 AC	4,360 SF
45	1.00 AC	4,360 SF
46	1.00 AC	4,360 SF
47	1.00 AC	4,360 SF
48	1.00 AC	4,360 SF
49	1.00 AC	4,360 SF
50	1.00 AC	4,360 SF

LOT NO.	TOTAL ACREAGE	REQUIRED OPEN SPACE
51	1.00 AC	4,360 SF
52	1.00 AC	4,360 SF
53	1.00 AC	4,360 SF
54	1.00 AC	4,360 SF
55	1.00 AC	4,360 SF
56	1.18 AC	5,033 SF
57	1.00 AC	4,360 SF
58	1.00 AC	4,360 SF
59	1.00 AC	4,360 SF
60	1.00 AC	4,360 SF
61	1.00 AC	4,360 SF
62	1.18 AC	5,033 SF
63	1.00 AC	4,360 SF
64	1.00 AC	4,360 SF
65	1.00 AC	4,360 SF
66	1.00 AC	4,360 SF
67	1.00 AC	4,360 SF
68	1.00 AC	4,360 SF
69	1.00 AC	4,360 SF
70	1.18 AC	5,033 SF
71	1.00 AC	4,360 SF
72	1.00 AC	4,360 SF
73	1.00 AC	4,360 SF
74	1.00 AC	4,360 SF
75	1.00 AC	4,360 SF

LOT NO.	TOTAL ACREAGE	REQUIRED OPEN SPACE
76	1.00 AC	4,360 SF
77	1.18 AC	5,033 SF
78	1.00 AC	4,360 SF
79	1.00 AC	4,360 SF
80	1.00 AC	4,360 SF
81	1.00 AC	4,360 SF
82	1.00 AC	4,360 SF
83	1.00 AC	4,360 SF
84	1.00 AC	4,360 SF
85	1.00 AC	4,360 SF
86	1.00 AC	4,360 SF
87	1.00 AC	4,360 SF
88	1.17 AC	4,997 SF
89	1.00 AC	4,360 SF
90	1.00 AC	4,360 SF
91	1.05 AC	4,574 SF
92	1.05 AC	4,574 SF
93	1.00 AC	4,360 SF
94	1.00 AC	4,360 SF
95	1.00 AC	4,360 SF
96	1.00 AC	4,360 SF
97	1.00 AC	4,360 SF
98	1.00 AC	4,360 SF
99	1.00 AC	4,360 SF
100	1.00 AC	4,360 SF

LOT NO.	TOTAL ACREAGE	REQUIRED OPEN SPACE
101	1.18 AC	5,033 SF
102	1.00 AC	4,360 SF
103	1.00 AC	4,360 SF
104	1.00 AC	4,360 SF
105	1.00 AC	4,360 SF
106	1.00 AC	4,360 SF
107	1.00 AC	4,360 SF
108	1.18 AC	5,033 SF
109	1.15 AC	5,009 SF
110	1.18 AC	5,033 SF
111	1.00 AC	4,360 SF
112	1.00 AC	4,360 SF
113	1.00 AC	4,360 SF
114	1.18 AC	5,033 SF
115	2.48 AC	10,718 SF



SUBMISSION LAND USE AREAS:

TOTAL SITE	240.66 AC (100.0%)
OPEN AREA	107.74 AC (45%)
LAKE	33.00 AC
WETLANDS	72.38 AC
RIGHT-OF-WAY	12.97 AC
BUILDABLE TRAILS	120.25 AC
CONCRETE/PAVEMENT	11.62 AC
INDUSTRIAL	1,000,000 SF
STAND ALONE RETAIL / COMMERCIAL (LOTS 1-9)	50,000 SF
TOTAL ANCILLARY RETAIL / COMMERCIAL	190,000 SF

LAND USE:
 AIRPORT COMMENCE (FUTURE URBAN)
 WETLAND

- NOTES:**
- NO LEE TRAM ROUTE.
 - PARKING, DELIVERY AND/OR SERVICE AREAS WILL BE LOCATED AT INDIVIDUAL SITES AT DEVELOPMENT ORDER SUBMITTAL, IN ACCORDANCE WITH SECTION 24-119.06 AND CHAPTER 10 OF THE LEE COUNTY LAND DEVELOPMENT CODES.

OPEN SPACE:
 OPEN SPACE AREAS SHALL MEET MINIMUM DIMENSIONAL REQUIREMENTS FOR OPEN SPACE OF CHAPTER 10 OF THE LEE COUNTY DEVELOPMENT CODES.

APPROVED
 Master Concept Plan
 Site Plan # 2-01-025 Page 1 of 1
 Subject to conditions in Resolution 2-01-025
 Case # DC12003-00033

DEVIATIONS = Δ

APR 21 2004

PREPARED FOR:
V. PAUL SCOGGINS
 2238 TREDAVENH CIRCLE
 FORT MYERS, FLORIDA 33907
 PH: (239)-278-4625
 FAX: (239)-278-0639

NO.	DATE	REVISION DESCRIPTION	BY
1	04-21-04	ISSUED FOR REVIEW	JPE
2	04-21-04	REVISED PER COMMENTS	JPE
3	04-21-04	REVISED PER COMMENTS	JPE

Banks Engineering, Inc.
 Professional Engineers, Planners & Land Surveyors
 FORT MYERS • NAPLES • SARASOTA
 10511 SW LEE CYPRESS PARKWAY - SUITE 101
 FORT MYERS, FLORIDA 33913
 PHONE: (239) 832-5450 FAX: (239) 939-2523
 ENGINEERING LICENSE # EB 6419
 SURVEY LICENSE # LB 6190

DATE	PROJECT	DRAWING	DESIGN	BY	CHECKED	SCALE	SHEET	OF	FILE NO. (EIT-01)
03-11-2003	1480SC	MCP	CLMB	CMO		1"=250'	1	1	03-48-38 07-46-28

DC12003-00033

EXHIBIT "C"
 Master Concept Plan
 (DC12003-00033)

1480SC ALICO AIRPARK CENTER