

Airport Interstate Commerce Park MPD

1867

Development Type - DCI Major

Status - Approved

Gateway/Airport Planning Community

Project Approvals

<u>Category/ Sub Category</u>	<u>Acres</u> Totals/Sub Category	<u>Units</u> Totals/Sub Category	<u>Square Feet</u> Totals/Sub Category
Commercial	<u>65.25</u>		<u>306,000</u>
Total Commercial	65.25		
<i>Retail and office</i>			
Commercial Retail	0.00		175,000
<i>Retail/Service</i>			
Commercial Office	0.00		131,000
Conservation	<u>83.70</u>		
Wetlands/Conservation	83.70		
<i>Wetlands</i>			
Industrial	<u>107.72</u>		<u>1,400,000</u>
Total Industrial	107.72		1,400,000
<i>Plus 2,000 Car "Vehical Storage Center"</i>			
Public	<u>65.27</u>		
Surfacewater Management	44.90		
<i>Lakes</i>			
ROW/Other	20.37		
Project Total	321.94		1,706,000

Project Hearings

<u>Resolution #</u>	<u>Case Number</u>	<u>Hearing Date</u>	<u>Approved</u>
Z-05-029	DCI2004-00010	9/9/05	Yes <i>from AG-2 to MPD</i>

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DCI2004-00010

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

WHEREAS, Bundschu Kraft, Inc. filed an application on behalf of the property owners, Glevin 275, LLC and Airport Interstate Associates, LLC, to rezone a 321.94± acre parcel from the Agricultural (AG-2) zoning district to the Mixed Use Planned Development (MPD) zoning district, in reference to Airport Interstate Commerce Park; and,

WHEREAS, a public hearing was advertised and held on March 30, 2005, with the record held open for written submissions by the applicant until April 15, 2005, and for written submissions by Department of Community Development staff until April 22, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00010; and

WHEREAS, a second public hearing was advertised and held on June 6, 2005, 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 321.94± acre parcel from AG-2 to MPD. The property is located at 16200 Ben Hill Griffin Parkway and 9891 Alico Road in the Tradeport and Wetlands Future Land Use Categories 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 in substantial conformity with the two-page Master Concept Plan (MCP) entitled "Airport Interstate Commerce Park, Master Concept Plan," dated Jan., 2004, last revised July 2005 and stamped "Received Jul 01 2005 Permit Counter," 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 MCP are subsequently pursued, appropriate approvals will be necessary.

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

a. Schedule of Uses for Tracts I-1A through I-7:

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
AGRICULTURAL USES See Condition 5 below
AIRCRAFT FOOD SERVICE AND CATERING
ANIMALS: Clinic or kennel
ATM (automatic teller machine)
AUTOMOTIVE REPAIR AND SERVICE, Groups I and II - NO outside storage
and no retail sale of gasoline permitted - see Condition 20 below.
BILLBOARDS, existing only (See Condition 19 below)
BLASTING, See Condition 21 below
BOARDWALKS
BOATS, boat part store, boat repair and service
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIAL SALES, maximum building size greater than
25,000 square feet - Limited to Tracts I-2, I-3, I-4A, I-4B, I-5, I-6
and I-7
BUSINESS SERVICES: Groups I and II
BUS STATION/DEPOT
CLEANING AND MAINTENANCE SERVICES
COLD STORAGE, PRE-COOLING, WAREHOUSE AND PROCESSING PLANT
COMMUNICATION FACILITIES, WIRELESS, in accordance with
§34-1442 *et seq.*, and Conditions 11, 12 and 13 below -
FREESTANDING WIRELESS COMMUNICATION FACILITIES
(towers including stealth types) ARE PROHIBITED
CONSUMPTION ON PREMISES, in conjunction with a restaurant
CONTRACTORS AND BUILDERS: Groups I and II
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
EMERGENCY OPERATIONS CENTER
EMS, FIRE OR SHERIFF'S STATION
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I and with Group II
limited to communication, telephone and electrical distribution facilities,
and electrical substations
EXCAVATION: Water retention, including dewatering (See Condition 22 below)
FACTORY OUTLETS, point of manufacture only
FENCES AND WALLS
FOOD AND BEVERAGE SERVICES, limited
FOOD STORES: Group II
FREIGHT AND CARGO HANDLING ESTABLISHMENTS
GASOLINE DISPENSING SYSTEMS, Special
GOVERNMENT MAINTENANCE FACILITY
HEALTHCARE FACILITIES, Group III
HELIPORT OR HELISTOP, See Condition 14 below

LAUNDRY OR DRY CLEANING: Group II

MANUFACTURING of:

Apparel products

Boats

Chemical and allied products: Groups I and II, with Group II limited to cosmetics, perfumes, soaps, detergents, and other toilet preparations

Electrical machinery and equipment, all operations must be conducted within a fully enclosed building

Fabricated metal products: Group II, all operations must be conducted within a fully enclosed building

Food and kindred products: Group III

Furniture and Fixtures, all operations must be conducted within a fully enclosed building

Leather products: Group II

Lumber and wood products: Group II

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: Group I

Transportation equipment: Groups I, II, with Group I limited to aircraft engines and engine parts and aircraft parts and auxiliary equipment not elsewhere classified

MEDICAL OFFICE

MINI-WAREHOUSE

MOTION PICTURE PRODUCTION STUDIO

NON-STORE RETAILERS: all Groups

PARCEL AND EXPRESS SERVICES

PARKING LOT:

Accessory

Commercial, See Condition 20 below

Garage, public parking, See Condition 20 below

Temporary

PERSONAL SERVICES: Groups I and III

PHOTOFINISHING LABORATORY

POST OFFICE

PRINTING AND PUBLISHING

PROCESSING AND WAREHOUSING

REAL ESTATE SALES OFFICE, for sale of lots/structures within the development only

RECREATIONAL FACILITIES, personal, private on-site, private off-site

RENTAL OR LEASING ESTABLISHMENT: Groups II, III, and IV

REPAIR SHOPS: Groups I, II, III, IV, and V

RESEARCH AND DEVELOPMENT LABORATORIES: Groups II and IV

RESTAURANTS: Groups I and II, when located in a multiple-occupancy complex of five or more retail establishments

RETAIL AND WHOLESALE SALES, when clearly incidental and subordinate to a permitted principal use on the same premises
SELF-SERVICE FUEL PUMPS, See Condition 18.
SIGNS in accordance with Chapter 30, and subject to approved deviations, and Conditions 16 and 19.
SOCIAL SERVICES, Group II
STORAGE:
 Indoor, per §34-001 *et seq.*
 Open, only for uses permitted within this Schedule of Uses (II.A.2.a.), per §34-3001, *et seq.*
TECHNICAL TRAINING FACILITIES, ancillary to a permitted use
TRANSPORTATION SERVICES: Groups II, III, and IV
TRUCKING TERMINAL
VEHICLE AND EQUIPMENT DEALERS: Groups III, IV, and V, as per §34-1351, *et seq.*
WAREHOUSE:
 Private
 Public
WHOLESALE ESTABLISHMENTS: Groups III and IV

b. **Schedule of Uses for Tracts C-1 through C-8**

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
AGRICULTURAL USES See Condition 5 below
ANIMALS: Clinic or kennel, indoor only
ATM (automatic teller machine)
AUTO PARTS STORE, with installation services, no outdoor storage, and limited to the most southerly 330 feet of Tract C-5 or the most northerly 330 feet of Tract C-6 and at the intersection of two local roads, and C-8
AUTOMOTIVE REPAIR AND SERVICE: Group I only, no outdoor storage and no retail sale of gasoline permitted - see Condition 20 below.
BANKS AND FINANCIAL ESTABLISHMENTS: Groups I and II
BAR AND COCKTAIL LOUNGE, in conjunction with a restaurant
BILLBOARDS, existing only (See Condition 19 below)
BLASTING (See Condition 21 below)
BOARDWALKS
BOATS, boat part store, boat repair and service
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIAL SALES, maximum building size - 25,000 square feet
BUSINESS SERVICES: Group I
BUS STATION/DEPOT
CAR WASH - accessory only to the auto repair service and the vehicle storage/garage use as set out in Condition 20 below.
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORE, general

CLUBS, commercial, fraternal, membership organization, and private
COMMUNICATION FACILITIES, WIRELESS, in accordance with
§34-1442 *et seq.*, and Conditions 11, 12 and 13 below -
FREESTANDING WIRELESS COMMUNICATION FACILITIES
(towers including stealth types) ARE PROHIBITED
COMPUTER AND DATA PROCESSING SERVICES
CONSUMPTION ON PREMISES
CONTRACTORS AND BUILDERS: Groups I and II
CULTURAL FACILITY
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE/PHARMACY
EMERGENCY OPERATIONS CENTER
EMS, Fire or Sheriff's station
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I and with Group II
limited to communication, telephone and electrical distribution
facilities, and electrical substations
EXCAVATION: Water retention including dewatering
(See Condition 22 below)
FACTORY OUTLETS, point of manufacture only
FENCES AND WALLS
FOOD AND BEVERAGE SERVICES, limited
FOOD STORES: Groups I and II, excluding supermarkets, with
Group II limited to Tract C-8
FREIGHT AND CARGO HANDLING ESTABLISHMENTS
GIFT AND SOUVENIR SHOP
GOVERNMENT MAINTENANCE FACILITY
HEALTHCARE FACILITIES, Group III
HEALTH CLUB/SPAS
HELIPORT OR HELISTOP, See Condition 14 below
HOBBY, TOY, AND GAME SHOPS
HOUSEHOLD AND OFFICE FURNISHINGS, Groups I, II
LAWN AND GARDEN SUPPLY STORES
MANUFACTURING of: (See Condition 23 below)
Apparel products
Electrical machinery and equipment
Fabricated metal products: Group II
Food and kindred products: Group III
Leather products: Group II
Lumber and wood products: Group II
Measuring, analyzing and controlling instruments
Novelties, jewelry, toys and signs: Groups I, II, and III
Rubber and plastic products: Group II
MEDICAL OFFICE
MINI-WAREHOUSE
MOTION PICTURE PRODUCTION STUDIO
NIGHTCLUBS, must meet commercial site location standards

NON-STORE RETAILERS: all groups
PACKAGE STORE, limited to one
PAINT AND GLASS AND WALLPAPER
PARKING LOT:
 Accessory
 Commercial, limited to Tracts C-1 , I-1G and C-8 in accordance
 with Condition 20 below
 Garage, public parking, limited to Tracts C-1, I-1G and C-8 in
 accordance with Condition 20 below
 Temporary
PERSONAL SERVICES: Groups I, II, III, and IV, except for massage parlors,
 palm readers, fortunetellers or card readers, and tattoo parlors
PET SERVICES
POST OFFICE
PRINTING AND PUBLISHING
PROCESSING AND WAREHOUSING
REAL ESTATE SALES OFFICE, for sale of lots/structures within the
 development only
RECREATIONAL FACILITIES, COMMERCIAL Groups I and IV
 personal, private on-site
RENTAL OR LEASING ESTABLISHMENT: Groups II and III
REPAIR SHOPS: Groups I, II, and III
RESEARCH AND DEVELOPMENT LABORATORIES: Groups II and IV
RESTAURANT, fast food, must be located in a multiple-occupancy
 complex of five or more retail establishments. No free-standing
 fast foods restaurant is permitted.
RESTAURANTS: Groups I, II, and III, with Groups I and II permitted in a
 multiple-occupancy complex of five or more retail establishments,
 and Group III only within 330 feet of an internal road and the
 intersection of Ben Hill Griffin Parkway for Tracts C-1 through C-7.
RETAIL AND WHOLESALE SALES, when clearly incidental and
 subordinate to a permitted principal use on the same premises
SELF-SERVICE FUEL PUMPS, See Condition 18.
SIGNS in accordance with LDC Chapter 30, and subject to approved
 deviations, also see Conditions 16 and 19.
SOCIAL SERVICES: Group I, excluding public welfare centers and
 referral services for personal and social problems, and Group II
SPECIALTY RETAIL SHOPS: Groups I, II, III, and IV
STORAGE:
 Indoor, per §34-001 *et seq.*
 Open, NO open storage on tracts C-1 through C-7
STUDIOS
TECHNICAL TRAINING FACILITIES, ancillary to a permitted use
TEMPORARY USES
TRANSPORTATION SERVICES: Groups II and III - limited to Tract C-8
USED MERCHANDISE STORES: Groups I, II, III, and IV
VARIETY STORE

VEHICLE AND EQUIPMENT DEALERS: Groups III, IV, and V, limited to Tract C-8, and as per §34-1351, *et seq.*

WAREHOUSE:

Private
Public

WHOLESALE ESTABLISHMENTS: Groups III and IV

c. Site Development Regulations

i. Industrial Tracts - I-1A through I-1G; I-2 through I-3; I-4A through I-4B; and I-5 through I-7:

Minimum Lot Area and Dimensions:

Area: 39,204 square feet (0.9 acres)

Width: 100 feet

Depth: 150 feet

Minimum Setbacks:

Streets:

Internal Streets: 20 feet

I-75: 30 feet with all buildings and structures being in compliance with LDC Chapter 10, Article IV, for Tracts I-1A through I-1E; OR 50 feet - without buildings meeting commercial design standards

Side: 15 feet

Rear: 20 feet

Water Body: 20 feet

Zero feet, for decks, patios, and boardwalks accessory to restaurants, health clubs/spas, offices located on Tracts I-4A and I-4B and limited to bulkhead areas designated for Lake A2

Maximum Building

Height: 50 feet, not to exceed four habitable stories above minimum flood elevation, whichever is less

Minimum Building

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

Maximum Lot

Coverage: 50 percent, except for the parking garage (vehicle storage building) with ancillary structures which can be at 75 percent.

Setbacks:

Development
Perimeter: 15 feet

I-75: 30 feet with all buildings and structures in compliance with LDC Chapter 10, Article IV, for Tracts I-1A through I-1E; OR 50 feet, without industrial buildings meeting commercial design standards.

Preserve Setback: 25 feet

ii. **COMMERCIAL Tracts C- 1 through C-8:**

Minimum Lot Area and Dimensions:

Area: 20,000 square feet
Width: 100 feet
Depth: 100 feet

Minimum Setbacks:

Street: Ben Hill
Griffin Parkway - 30 feet without parking between structures and Ben Hill Griffin Parkway; OR 50 feet with parking between structures and Ben Hill Griffin Parkway

Internal Streets 20 feet

Side: 10 feet

Rear: 20 feet

Water Body: 20 feet/Zero feet, for decks, patios, and boardwalks accessory to restaurants, health clubs/spas, offices located on Tract C-8 and limited to the bulkhead area designated for Lake A4

Maximum Building

Height: 75 feet, not to exceed six habitable stories above minimum flood elevation, whichever is less, except as conditioned below for the vehicle storage garage

Minimum Building

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

Maximum Lot

Coverage: 50 percent

Development

Perimeter

Setback:

15 feet/30 feet along Ben Hill Griffin Parkway without parking between structures and Ben Hill Griffin Parkway; OR 50 feet along Ben Hill Griffin Parkway with parking between structures and Ben Hill Griffin Parkway

Preserve Setback: 25 feet

3. Development Parameters:

- a. The total floor area for the development may not exceed a maximum of 1,400,000 square feet of light industrial uses, 175,000 square feet of commercial retail development and 131,000 square feet commercial office development.
- b. At the time of local development order, the developer must provide a cumulative land development summary table reflecting the requirements of Condition 4.a. above, to ensure DRI compliance with the above; and
- c. Under no circumstances may 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:

- a. Prior to local development order approval, the development order plans must be in substantial compliance with the open space table and delineate the preserves in substantial compliance with the MCP. A minimum of 40.5+/- acres of existing indigenous plant communities are to be preserved within the approximate 87.3-acre preserve.
- b. All invasive exotic plant removal within the preserves must be coordinate with the Division of Environmental Sciences staff. Only hand removal methods may be utilized within indigenous plant communities consisting of 75 percent or less invasive exotic plant coverage.
- c. Prior to issuance of a Vegetation Removal Permit for any development order, the portion of the site to be cleared must surveyed specifically for active Big Cypress fox squirrel nests. If any active Big Cypress fox squirrel nests are located, these nests must be protected by a 125-foot-wide buffer until the nest is confirmed inactive. The onsite preserves provide adequate habitat for Big Cypress fox squirrels, so no additional preserves will be required if Big Cypress fox squirrel nests are located.

5. **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 this resolution is approved and as shown on **Exhibit B** attached hereto may continue until approval of a local development order for the area of the project containing those uses.
 - b. Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
 - c. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The agricultural use must cease by December 31st of the calendar year in which the local development order is issued. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.
6. **Right-of-way Buffers:**
- a. Interstate 75 - A 25-foot-wide buffer must be provided along the west property line, and must consist of a 4-foot-high berm (3:1 slope) with 10 trees per 100 linear feet and a 48-inch-high double staggered hedge at the time of planting. The hedge must be maintained at a minimum 60-inch height. Required plantings must be located on the top of the berm or near the top of the berm on west side of the berm. All trees and shrubs used to meet the buffer requirement must be indigenous to Southwest Florida. The clustering of trees and shrubs is strongly recommended to create visibility windows into the Tracts, and provide a more naturalistic buffer containing canopy trees and understory vegetation. Also, the buffer may be phased; the buffer for each phase obtaining an infrastructure development order has to be completed as part of that development order.
 - b. Ben Hill Griffin Parkway Extension - A 15-foot-right-of-way buffer for Ben Hill Griffin Parkway extension adjacent to the subject property must be provided consisting of a 2-foot-high berm with 7 trees, 66 shrubs, and 56 ground cover plants per 100 linear feet, excluding the preserve area. The clustering of trees and shrubs is strongly recommended to create visibility windows into the tracts, and provide a more naturalistic buffer, containing canopy trees and understory vegetation. All trees and shrubs, used to meet the buffer requirement, must be indigenous to Southwest Florida. Required plantings must be located on the top of the berm or near the top of the berm on east side of the berm. Also, the buffer may be phased; the buffer for each phase obtaining an infrastructure development order has to be completed as part of that development order.

7. Roadway Access/Drainage
 - a. All access points depicted on the MCP for the proposed Ben Hill Griffin Parkway extension must be consistent with the access spacing requirements established in the October 19, 1999, Memorandum of Understanding between Alico, Inc. and the Lee County Port Authority and with the design of the Ben Hill Griffin Parkway/Treeline project or as agreed to by the parties involved.
 - b. In accordance with the October 19, 1999 Memorandum of Understanding between Alico, Inc. and the Lee County Port Authority and South Florida Water Management District Permits for the RSW Midfield Terminal Project, Glevin 275, LLC and Slevin 275, LLC, T/C and Airport Interstate Association, LLC agree to execute drainage easements consistent with the Ben Hill Griffin Parkway Memorandum of Understanding, as amended and agreed to by both parties.
8. Prior to local development order approval, any change in the location of the detention pond (water management area) on the subject property for Ben Hill Griffin Parkway from Alico Road north to the Midfield terminal must be approved by the South Florida Water Management District and be consistent with the approved October 19, 1999 Memorandum of Understanding between Alico, Inc., and the Lee County Port Authority and South Florida Water Management District Permits, as amended and agreed to by all parties.
9. Buildings and Structures:
 - a. All industrial buildings or structures located on Tracts C-1 through C-7, must also be in compliance with LDC Chapter 10, Article IV, Design Standards and Guidelines for Commercial Buildings and Development.
 - b. All structures must be designed to be architecturally compatible and share a common architectural theme.
 - c. No use or structure may be developed on the subject property within the area of the Florida Power and Light easement that is inconsistent with that easement. The applicant or developer will be required to show appropriate evidence of authority or ability to develop the area within this easement. Appropriate evidence can be a copy of the easement and an attorney's opinion that the use is not in violation of the easement. Appropriate evidence does not require the applicant or developer to obtain the affirmative approval of Florida Power and Light. The attorney rendering the opinion must be board certified in real estate.
10. Buildings exceeding 35 feet in height must maintain additional building setbacks and separation as regulated by §§34-2174(a) and 34-935(e)(4), with no building or structure (except for a wireless communication facility) exceeding a maximum height of 50 feet in Tracts I-1A through I-1G; I-2 through I-3; I-4A through I-4B; and I-5 through I-7; or a maximum height of 75 feet (except for the vehicle storage building) in Tracts C-1 through C-8.

11. Wireless communication facilities: Wireless communication facilities, if approved in accordance with §34-1441, et. seq., are permitted within the Florida Power and Light Easement (FP&L) within Tracts C-8 and I-5. However, no freestanding wireless communication facilities - including stealth towers - are permitted on this property.
12. The proposed development is subject to the provisions of §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 the proposed permanent buildings, wireless communication facilities, and any temporary construction equipment (cranes) within the site.
13. Federal Communication Commission 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).
14. The Developer must fully coordinate future heliports or helistops with, and approved by, the Lee County Port Authority and the Florida Department of Transportation Aviation Office to avoid interference with the operation of the Southwest Florida International Airport.
15. If the Tracts shown on the MCP are substantially reconfigured, the developer will be required to receive approval of an amendment to this mixed use planned development, pursuant to §34-380.
16. A unified signage plan must be submitted for Staff review and approval in conjunction with local development order approval. Any sign deviations will require a public hearing.
17. Commercial buildings located in the area Airport Noise Zone 3, are encouraged to consider the use of sound insulating materials.
18. Fuel pumps are permissible only as an accessory use to a business providing fuel to their own fleet vehicles and equipment, and are limited to a maximum of two pumps. Additional pumps will require Special Exception approval.
19. The two existing billboards must not be used to advertise on-site uses, products, services or commodities within the proposed mixed use planned development.
20. Commercial Parking Lot/Garage, public parking:
 - a. The following uses are accessory and subordinate uses to a commercial parking lot or public parking garage on Tracts C-8, C-1 and I-1G as follows:
 - (1) AUTOMOTIVE REPAIR SERVICES, Group I, only
 - (2) CAR WASH
 - (3) SELF-SERVICE FUEL PUMPS, Fuel pumps are permissible only as an accessory use to customers of the commercial parking lot or public parking garage, and are limited to a maximum of two pumps. Additional pumps will require special exception approval.

- b. The accessory and subordinate uses to a commercial parking lot or public parking garage must comply with the following:
- (1) The accessory and subordinate uses must be totally within the property containing the principal use; and
 - (2) The accessory and subordinate uses cannot be separated from the principal use by a street, road, or right-of-way easement.
 - (3) Public access to the accessory and subordinate uses may not be provided from any abutting street, road, or right-of-way easement.
- c. Square Footage Calculations:
- (1) Square footage for structures that accommodate accessory or subordinate uses developed in conjunction with, and as part of, the commercial parking enterprise will be calculated based upon standard applicable LDC provisions. In no instance may surface parking or vehicular storage areas be counted as square footage.
 - (2) For purposes of calculating gross square footage allowed under this zoning approval, the total square footage of all floor area within the commercial parking building will be deducted from the total industrial square footage allowed/approved in accord with the attached MCP. The ITE Trip Generation does not provide any data for long term car storage, and, based on the current information available, the use should be considered industrial. The applicant has the option of performing a traffic analysis of the commercial vehicle storage facility to determine the actual trip generation rate. The trip generation analysis must include the following:
 - (a) Traffic counts will be conducted at all driveways leading to and from the commercial parking structure for a period not less than three consecutive weekdays. The traffic counts must be conducted during the months of February or March in order to determine the peak season usage of the commercial parking structure. Operators of the facility will be consulted as to the peak months of operation. The facility must be open a minimum of 60 days before any survey can be conducted. The 24-hour machine count will be summarized in tabular form.
 - (b) From the 3-day count, the average weekday P.M. peak hour trip generation will be determined.
 - (c) The peak hour trip generation must be analyzed to determine whether an industrial land use of similar size to the parking facility does not generate similar P.M. peak hour trips as does a commercial parking structure (i.e. an 80,000-square-foot commercial parking facility does not generate the same number of trips as 80,000 square feet of industrial use).

- (d) The analysis will be submitted to the Lee County Department of Community Development, Development Services Division, in order to request additional industrial floor area, with the overall floor area within the MPD not exceeding the floor area permitted under the final Zoning Resolution.
- (3) The total square footage of the commercial parking building, including all parking floors, will be used to determine the impact fee obligation.
- d. The commercial parking lot or public parking garage (vehicle storage building) will be limited to a maximum of 2,000 vehicles. The maximum height is 50 feet, and the building must not exceed three stories above minimum flood elevation, and must be substantially similar to the structures depicted on Photographs 2, 3, 4, 5, 6, or 7 of Applicant's Exhibit 8, attached hereto as part of **Exhibit E**.
- e. The Applicant must seek an administrative amendment to the mixed use planned development to add limited, ancillary commercial retail uses to the public parking garage.
- f. The proposed parking garage must be in substantial compliance with the Parking Garage Site Plan/Landscaping Plan, attached hereto as part of **Exhibit D**, for reference purposes (including the proposed buffering set out in Condition 20.g. below). The minimum structural setbacks for the parking garage must be in compliance with the setbacks enumerated on that attached Parking Garage Site Plan/Landscaping Plan, except that it must maintain a minimum 50-foot setback from Ben Hill Griffin Parkway.
- g. Parking Garage buffers (as part of **Exhibit D**):
 - (1) The east side of the parking structure along Ben Hill Griffin Parkway must include eight trees (four canopy at a minimum of 12 feet in height and four palms at a minimum of 30 feet in overall height at planting), 66 shrubs (minimum 24-inch height, 3-gallon container size at planting, and allowed to grow to their natural height), and 56 ground cover (minimum 1-gallon container size at planting) per 100 linear feet - all planted atop a minimum 2-foot-high meandering berm. The tree planting must follow the typical tree design shown on the landscape plan in order to provide adequate buffering.
 - (2) The north and south sides of the parking structure (the areas delineated with cross-hatchings on the landscape plan) must include four palms at a minimum 30-foot overall height at planting, four canopy trees at a minimum 12-foot height at planting, and a double staggered hedge (minimum 24-inch height, 3-gallon container size at planting, and allowed to grow to their natural height). The tree planting must follow the typical tree design shown on the landscape plan in order to provide adequate buffering.
 - (3) The five canopy trees shown along the mid-section of the south side of the parking structure must have a minimum 12-foot height at planting.

- (4) The eight palm trees shown along the mid-section of the south side of the parking structure must have a minimum 30-foot overall height at planting.
 - (5) All other trees shown on the plan must meet the minimum LDC standards.
 - h. A Vehicle Storage Building must be set back a minimum of 50 feet from Ben Hill Griffin Parkway.
- 21. Development blasting is permitted only in areas identified as Proposed Areas of Blasting in Attachment N to the staff report, to the extent the developer is able to comply with the provisions of LDC Chapter 3, as it may be amended, including the 72-hour notification of blasting to the Lee County Port Authority Engineering Department. In addition, two hours prior to blasting, those supervising the activity must also contact the FAA Air Traffic Control Tower (ATCT) Watch Desk at (239) 768-1370 and provide the proposed time of blasting and a cellular telephone number for the person supervising the blasting at the site.
- 22. Dewatering:
 - Dewatering is only allowed if:
 - a. Prior to local development order approval, the following information is provided to the Department of Community Development, Development Services Division, to assess the impacts of dewatering:
 - (1) A description of the method(s) to be utilized in the dewatering of the excavation;
 - (2) The estimated volumes of water to be extracted, impounded or diverted per hour and per day;
 - (3) A map showing the location(s) of all dewatering pumps and withdrawal points;
 - (4) A plan showing the location of the disposition of the dewatering effluent whether on-site or off-site to the development. This map must show the size and location of the proposed holding ponds or trenches and the calculations used to determine the size of these holding ponds or trenches. A soils report must accompany the application documenting the ability of the sub-surface soils to percolate the dewatered effluent. If located off-site, then written consent from all owners between the excavation and holding ponds/trench site must be supplied as part of the planned development application; and
 - (5) A copy of the South Florida Water Management District (SFWMD), Water Use Permit (WUP) application, Staff Report, and WUP approval.
 - (6) Where dewatering is planned to be used as part of any development with dewatering sensitive conditions on or in the vicinity of the development (examples include, but are not limited to, wetlands, existing wells,

groundwater contamination, karst induced subsidence, etc.) the following may be required subject to review by Division of Natural Resources staff at time of development order submission:

- (a) Engineering estimates of the monthly water balance for the projected highest, lowest and average rainfall sequence for the operation life of the excavation, accounting for all sources of water input to the water re-circulation facilities and processing steps and all water outputs and losses from the system. This must also include an explanation of computational methods and assumptions.
 - (b) Engineering estimates that demonstrate that the proposed dewatering will not adversely impact adjacent wetlands and the groundwater resource must be supplied if the excavation extends below the normal wet season groundwater elevation.
 - (c) A groundwater level monitoring plan specifying the locations of the wells comprising the monitoring well network and proposed water level monitoring sufficient to document changes resulting from the dewatering in groundwater levels and groundwater flow direction(s) on the project property and/or off the project property.
- b. Prior to local development order approval, the Department of Community Development, Development Services Division, will contact the Lee County Port Authority to review the submitted documentation and provide comments on the potential impacts to airport property as the result of any future dewatering and/or other water use activities proposed by the developer. The Lee County Port Authority would need the County to formally request the need for such reviews/analysis and provide sufficient data related to the project for the Lee County Port Authority to conduct such analysis. It may take as long as five months for Lee County Port Authority's consultants to perform a review and analysis.

If a similar study is prepared for another project in the near vicinity of the subject property and the airport property, and if such study confirms that there are no impacts to the runway at Southwest Florida International Airport as a result of any dewatering and/or other water use activities identical or substantially similar to this project's proposed plans, then no additional study of this property will be required under this condition, unless specifically requested by the Lee County Port Authority.

23. Industrial uses (manufacturing), located on Tracts C-1 through C-6, may only be permitted in accordance with the following standards:
- a. If producing a tangible product, the use or activity must stand at or near the end of the manufacturing process, accounting only for the last steps of preparation or assembly of components or pre-processed materials.
 - b. All operations must be conducted within a fully enclosed building.

- c. The use may not emit dust, smoke, odor or other air or water pollutant, glare, sound or other vibration that can be perceived outside the boundaries of the development tract or industrial use area.
 - d. The use may not receive, process or create hazardous materials in sufficient quantity to constitute a danger to persons, property or activities outside the boundaries of the development parcel or industrial use area.
 - e. Open storage of raw materials and waste products is prohibited.
 - f. Open storage of finished goods awaiting shipment is permitted, provided the storage area meets the visibility screening requirements of the LDC.
24. Accessory uses, including accessory parking, must be located on the same tract, lot, parcel or outparcel where the principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, lot, parcel or outparcel.
25. 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.
26. 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 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
27. At the time of local development order approval, the roadway interconnections with the two projects to the south (Jetway Tradeport and Airport South Interchange) must be reviewed to ensure the roadways are in alignment or a temporary cul-de-sac must be constructed.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §10-329(d)(4) requirement that lake banks be sloped at a maximum of 4:1 slope, to allow bulkheads on 30 percent of the shoreline. This deviation is APPROVED, SUBJECT to the following condition:

Prior to local development order approval, the development order plans must delineate the locations of the bulkheads that will comprise no more than 30 percent of the linear shoreline of any individual lake. Lakes which include up to 20 percent of the shoreline as bulkhead must be designed to provide an 8:1 slope compensatory littoral zone with equivalent to the linear footage of the bulkhead and littoral plantings must be calculated as two herbaceous plants per linear foot of lake shoreline. Lakes which include 21-30 percent of the shoreline as bulkhead must be designed to provide an 8:1 compensatory littoral zone, equivalent of the linear footage of the bulkhead, and the littoral plantings must be calculated at three herbaceous plants per linear foot of lake shoreline. The location and cross section of the compensatory littoral zone must be included in the development order plans.

Alternative compensatory littoral zone designs may be submitted for review and approval by the County's Division of Environmental Sciences Staff, provided the planting requirement is not reduced.

2. Deviation (2) seeks relief from the §10-328(a) requirement to provide a minimum 20-foot-wide maintenance access easement along lake perimeters, to allow zero feet where lakes have bulkheads. This deviation is APPROVED, SUBJECT to the following condition:

At the time of development order approval, the developer must demonstrate to the Development Services Division that permanent access is available to the lakes for the launching of a boat to maintain the lake bulkheads.

3. Deviation (3) seeks relief from the §34-2194(b) requirement to provide a 25-foot setback for buildings from a water body, to allow a zero-foot setback at bulkhead areas. This deviation is APPROVED, SUBJECT to Condition 2.c. above.

4. Deviation (4) seeks relief from the §10-329(d)(1)a.3. requirement that water retention or detention excavations be set back 50 feet from any private property line under separate ownership, to allow:

- a a 25-foot setback between Lake B2 and Jetway Tradeport MPD;
- b a 20-foot setback between Lakes B1, B2, and A2 and internal property lines and internal roadways; and
- c a zero foot setback between Lake E1 (existing borrow pit) and Airport South Interchange CPD and the Coca Cola Bottling Plant property.

This deviation is APPROVED, SUBJECT TO the following conditions:

- a Prior to local development order approval, the development order plans must include details to provide littoral shelves around the existing lake (Lake E1 on the MCP), whether or not it is reconfigured. The littoral shelves must be planted with clusters of native wetland vegetation calculated on one herbaceous plant per linear foot of lake shoreline.
 - b The developer, at the time of development order approval, must provide elements for the protection of wayward vehicles for that portion of the internal roadway adjacent to Lakes A2, B1 and B2. The elements for the protection of wayward vehicles may include guardrails, berms, swales, vegetation or other protections as determined by the Development Services' Director.
5. Deviation (5) seeks relief from the §10-384(b) requirement to provide a 20-foot-wide fire department access lane in the rear of the buildings that fall into classes set forth in §10-384(a)(3), to allow decks ancillary to commercial uses to be located zero feet from a water body. This deviation is APPROVED, SUBJECT to the following condition:

At the time of local development order approval, the developer must provide documentation from the Fire District that fire service will not be compromised by the placement of an ancillary deck, patio, or boardwalk within the 20-foot-wide setback.

6. Deviation (6) seeks relief from the sign limitations of §30-153 to allow one off-site 30 degree ground-mounded "v" shaped subdivision identification sign in the northwest corner of the subject property, adjacent to I-75 and the to-be-constructed Midfield Terminal access roadway to/from I-75. The sign would be 30 feet higher than an adjacent roadway and would have no more than 300 square feet of signage per face. This deviation is DENIED.

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: Bona Fide Agricultural Uses
- Exhibit C: Location Map
- Exhibit D: Parking Garage Site Plan/Landscaping Plan
- Exhibit E: Parking Garage Photograph Examples
- Exhibit F: Zoning Map (with the subject parcel indicated)
- Exhibit G: The Master Concept Plan

The applicant has indicated that the STRAP numbers for the subject property are: 02-46-25-00-00001.0000, 03-46-25-00-00001.0000, 03-46-25-00-00001.0080, and 03-46-25-00-00001.1120

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;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;
 - 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;
 - 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 Tammy Hall, seconded by Commissioner John E. Albion and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammy Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 6th day of June 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Spa D. Pierce*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *[Signature]*
Chairman



Approved as to form by:

John E. Madrye
County Attorney's Office

JOHNSON ENGINEERING

May 13, 2004

DESCRIPTION

AIRPORT INTERSTATE COMMERCE PARK
PARCEL IN
SECTIONS 2 AND 3
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

RECEIVED
JUN 16 2004
PERMIT COUNTER

A tract or parcel of land lying in Sections 2 and 3, Township 46 South, Range 25 East, Lee County, Florida, being described as follows:

From the northwest corner of said Section 2 run South $01^{\circ} 06' 33''$ East along the west line of the Northwest Quarter (NW-1/4) of said Section 2 for 200.01 feet to an intersection with a line 200.00 feet south of (as measured on a perpendicular) and parallel with the north line of said Northwest Quarter (NW-1/4) of Section 2 and the Point of Beginning.

From said Point of Beginning run North $89^{\circ} 20' 16''$ East along said parallel line and along the south line of lands as described by deed recorded in Official Record book 3524 at Page 4601 Public Records of Lee County, Florida for 1210.39 feet; thence continuing along said south line run North $44^{\circ} 23' 16''$ East for 190.58 feet to an intersection with the westerly right-of-way line of Ben Hill Griffin Parkway (150.00 feet wide) as recorded in Official Record Book 3207 at Page 1910 of said Public Records; thence run the following courses and distances along said right-of-way line: South $00^{\circ} 04' 06''$ East 1,729.77 feet to a point of curvature; southerly along an arc of said curve to the left of radius 6071.62 feet (delta $17^{\circ} 29' 22''$) (chord bearing South $08^{\circ} 48' 47''$ East) (chord 1846.17 feet) for 1853.35 feet to a point of tangency; South $17^{\circ} 33' 28''$ East for 215.07 feet to a point of curvature; southerly along an arc of said curve to the right of radius 5,924.43 feet (delta $08^{\circ} 26' 32''$) (chord bearing South $13^{\circ} 20' 12''$ East) (chord 872.14 feet) for 872.93 feet to a point of compound curvature; thence departing said right-of-way line run the following courses and distances along the northerly line of lands as described by deed recorded in Official Record Book 3522 at Page 3430: southwesterly along an arc of said curve to the right of radius 30.00 feet (delta $90^{\circ} 34' 53''$) (chord bearing South $36^{\circ} 10' 31''$ West) (chord 42.64 feet) for 47.43 feet; South $81^{\circ} 27' 57''$ West for 619.81 feet to an intersection with a non-tangent curve; southerly along an arc of said curve to the right of radius 5,274.39 feet (delta $04^{\circ} 44' 31''$) (chord bearing South $06^{\circ} 29' 13''$ East) (chord 436.40 feet) for 436.52 feet; South $43^{\circ} 12' 27''$ West for 410.14 feet; South $88^{\circ} 56' 07''$ West for 343.66 feet to an intersection with the easterly line of lands as described by deed recorded in Official Record Book 2195 at Page 4279; thence run the following courses and distances along said lands: North $01^{\circ} 03' 53''$ West for 636.63 feet; North $89^{\circ} 42' 18''$ West for 329.49 feet; South $01^{\circ} 03' 53''$ East for 329.64 feet; run South $81^{\circ} 01' 36''$ West for 526.90 feet to an intersection with the

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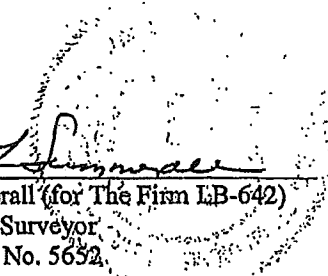
easterly line of lands as described by deed recorded in Official Record Book 3677 at Page 743 of said Public Records; thence run the following courses and distances along said lands: North 01° 03' 53" West for 153.84 feet; North 89° 22' 23" West for 772.36 feet; North 02° 02' 48" West for 373.80 feet; South 89° 54' 37" West along northerly line of said Official Record Book 3677 at Page 743 and its westerly extension thereof for 237.39 feet to an intersection with the easterly right-of-way line of Interstate 75 (S.R. No. 93) as described by deed recorded in Official Record Book 4167 at Page 2622 and a non-tangent curve; thence run northerly along said easterly right-of-way line and along an arc of said curve to the right of radius 3,913.93 feet (delta 01° 40' 50") (chord bearing North 08° 21' 29" West) (chord 114.79 feet) for 114.79 feet; thence continuing along said easterly right-of-way line run North 09° 11' 29" West for 898.15 feet; thence run North 00° 38' 28" West along the easterly right-of-way line of said Interstate 75 (162.00 feet from centerline) for 3,546.12 feet to an intersection with a line 200.00 feet south of (as measured on a perpendicular) the north line of the Northwest Quarter (NW-1/4) of said Section 3; thence run North 89° 23' 14" East along said line and along the south line of aforesaid lands described in Official Record Book 3524 at Page 4601 for 1,398.55 feet; thence run North 89° 20' 16" East continuing along said land line along a line 200.00 feet south of (as measured on a perpendicular) and parallel with said north line of the Northeast Quarter (NE-14) of Section 2 for 1.52 feet the Point of Beginning.

Parcel contains: 321.94 acres, more or less.

Bearings hereinabove mentioned are based on the west line of the Northwest Quarter (NW-1/4) of Section 2, Township 46 South, Range 25 East to bear South 01° 06' 33" East.

Applicant's Legal Checked

by AS Oct 12, 2004.


Francis L. Summerall (for The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 5632

RECEIVED
JUN 16 2004

PERMIT COUNTER

UCI 2004-00010

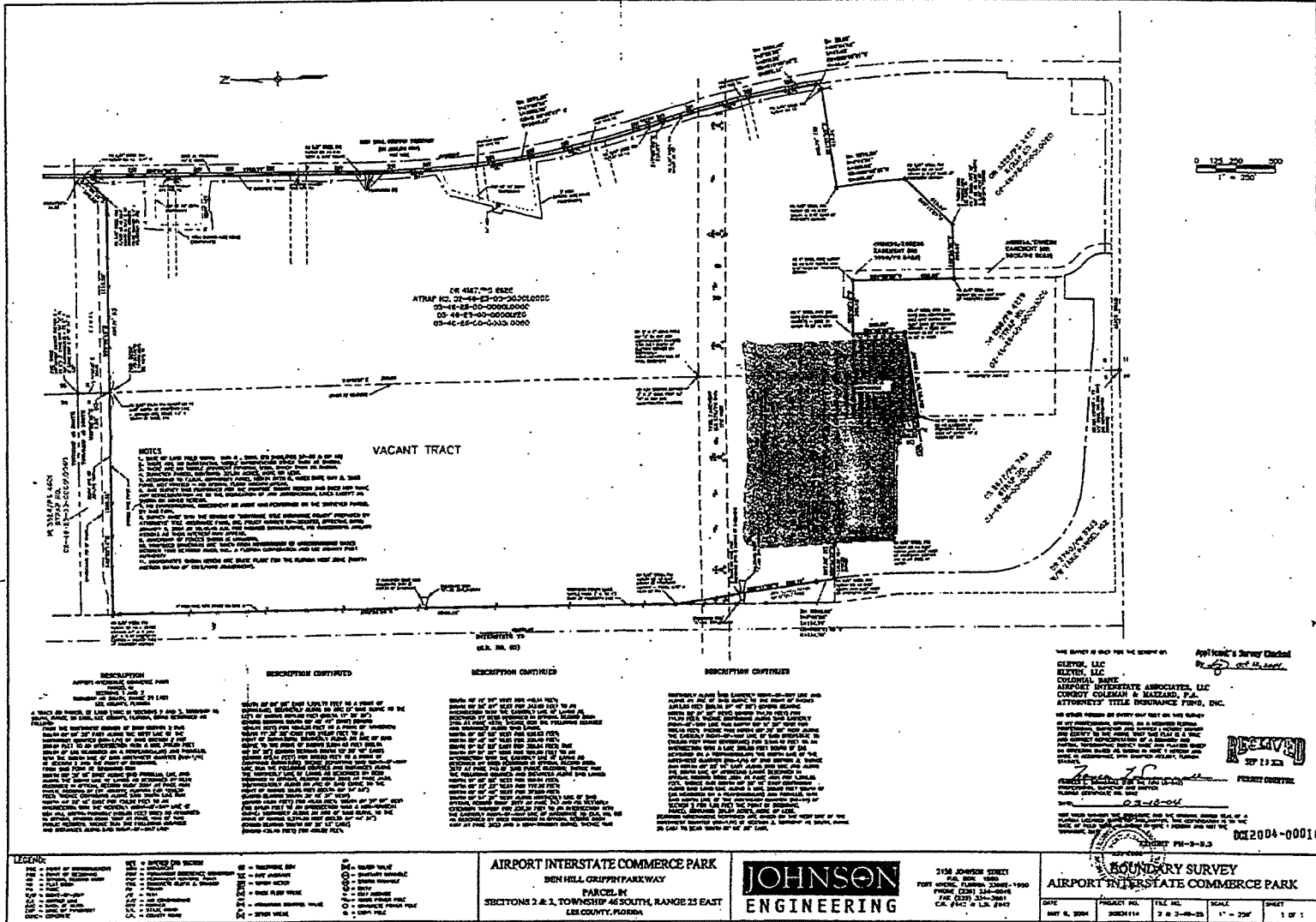


EXHIBIT "A"
 (Page 3 of 3)

AFFIDAVIT

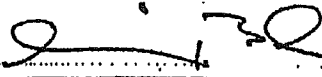
STATE OF FLORIDA,
COUNTY OF LEE.

BEFORE ME, the undersigned authority, on this 2nd day of Aug, 2004, personally appeared Chris Bundschu, Managing Member of Airport Interstate Associates, LLC, a Florida limited liability company, who is personally known to me and who did take an oath, who deposes and says as follows:

1. That I am the owner of the following described properties, to wit:
See attached Exhibit "A"
2. That the above described property was used for bona fide agricultural purposes, to wit livestock grazing and pasturage, at the time of the Lee County Board of County Commissioners review and consideration of the rezoning of the property described on the attached Exhibit "A".
3. The agricultural use of the property is an existing bona fide agricultural use.
4. The agricultural use is being conducted on the entire 38.77 acres. The entire property described on the attached Exhibit "A" is being used for the grazing of livestock.
5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read or has heard read to him, the full facts of this affidavit and understands its meaning and context.

FURTHER AFFIANT SAYETH NAUGHT.

AIRPORT INTERSTATE ASSOCIATES, LLC



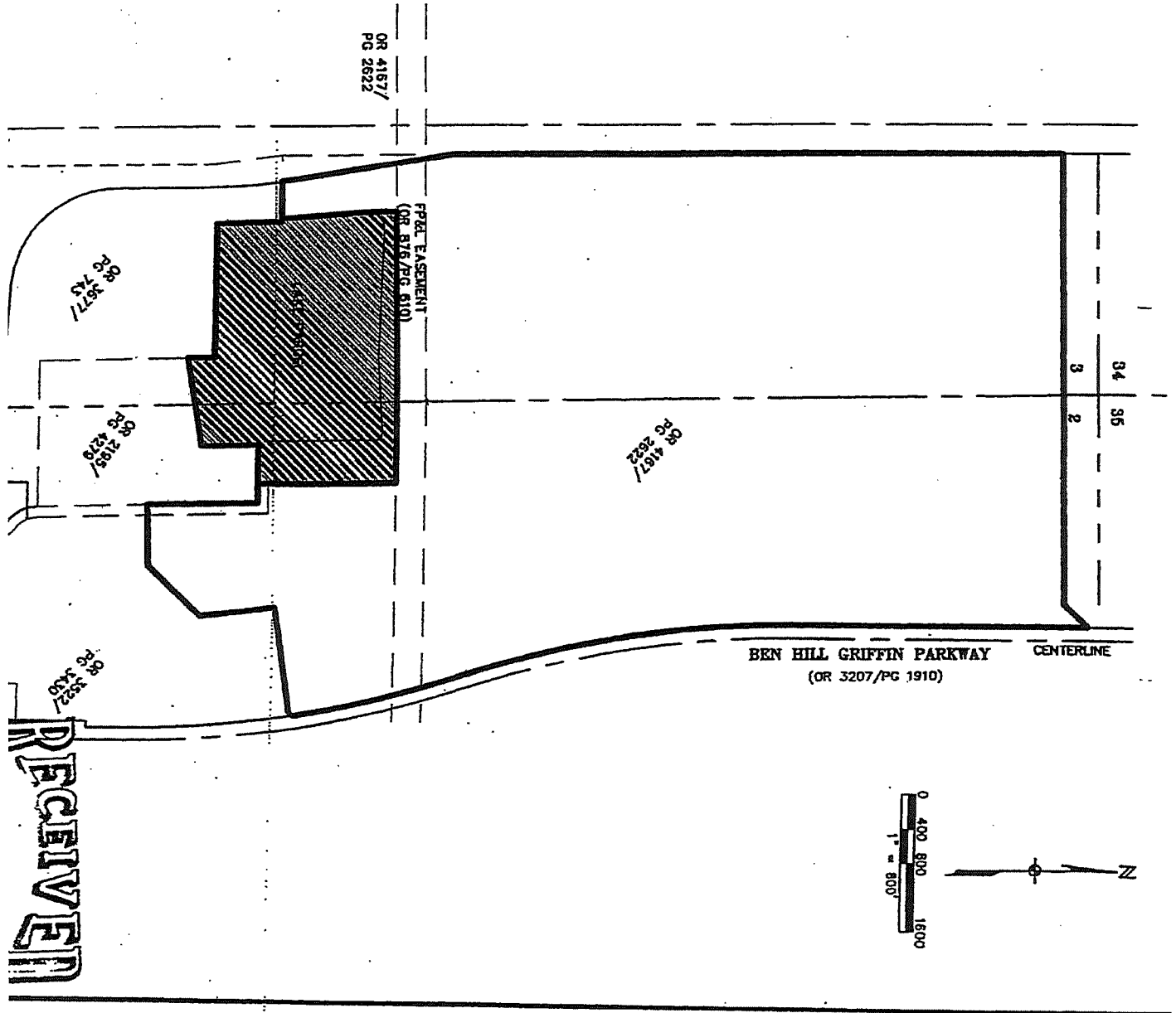
Chris Bundschu

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)



Signature of Notary Public



AFFIDAVIT

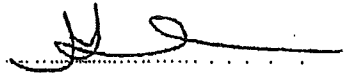
STATE OF FLORIDA,
COUNTY OF BROWARD.

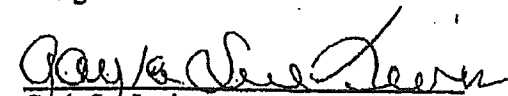
BEFORE ME, the undersigned authority, on this 3rd day of July, 2004, personally appeared George Levin and Gayla Sue Levin, who is personally known to me or who produced Dave Lomax as identification and who did take an oath, who deposes and says as follows:

1. That I am the owner of the following described properties, to wit:

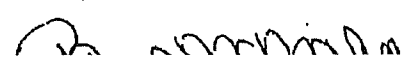
See attached Exhibit "A"
2. That the above described property was used for bona fide agricultural purposes, to wit livestock grazing and pasturage, at the time of the Lee County Board of County Commissioners review and consideration of the rezoning of the property described on the attached Exhibit "A".
3. The agricultural use of the property is an existing bona fide agricultural use.
4. The agricultural use is being conducted on the entire 283.77 acres. The entire property described on the attached Exhibit "A" is being used for the grazing of livestock.
5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read or has heard read to him, the full facts of this affidavit and understands its meaning and context.

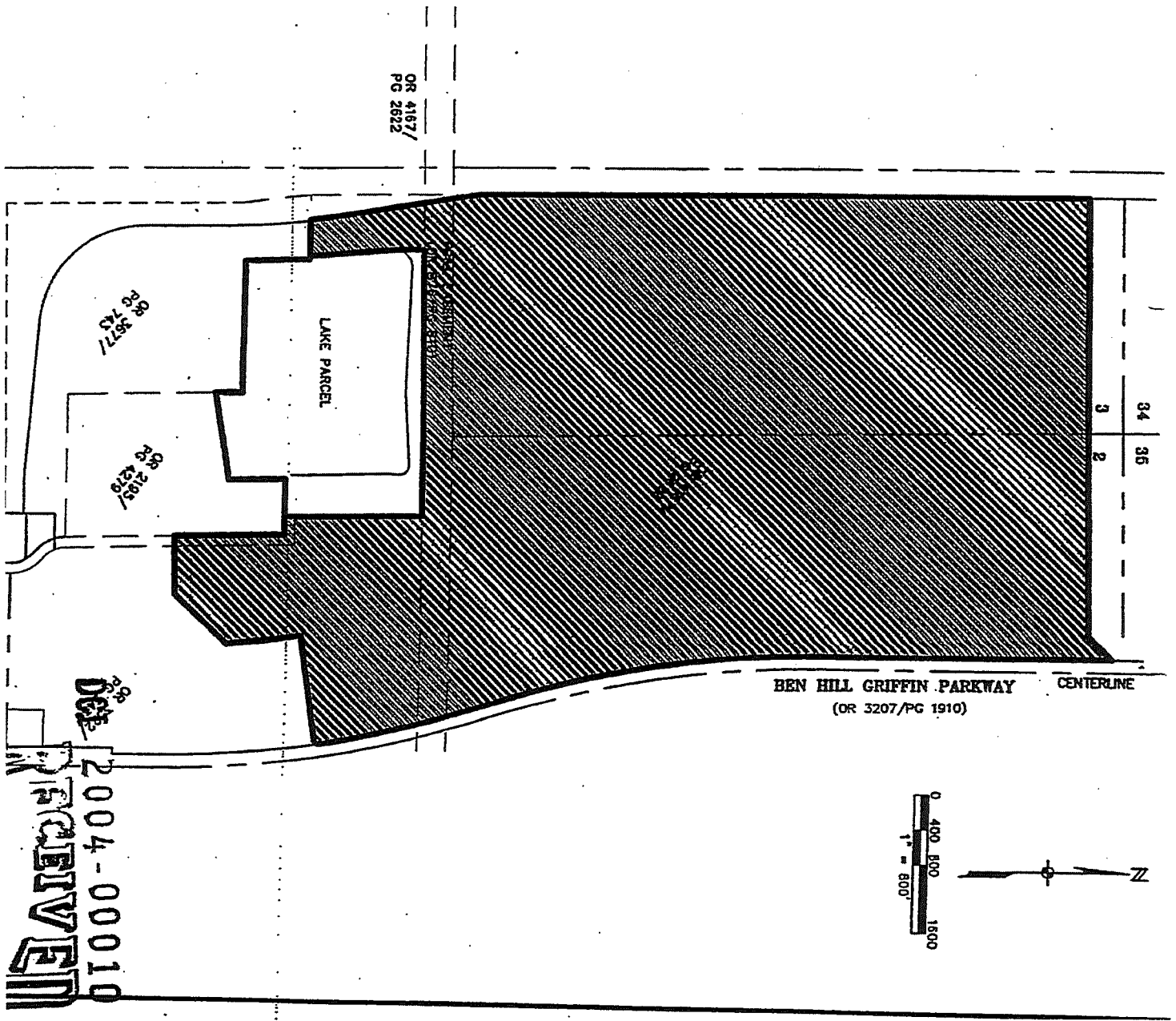
FURTHER AFFIANT SAYETH NAUGHT.


George Levin

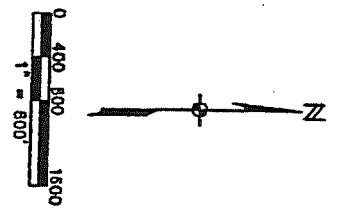

Gayla Sue Levin

SWORN TO and subscribed before me on the date and year first above written.





OR
 2004-00010
 RECEIVED



BEN HILL GRIFFIN PARKWAY CENTERLINE
 (OR 3207/PG 1910)

LAKE PARCEL

34
 36
 3
 2

OR 4167/
PG 2622

OR 3571/
PG 743

OR 2195/
PG 4218

OR 3207/
PG 1910

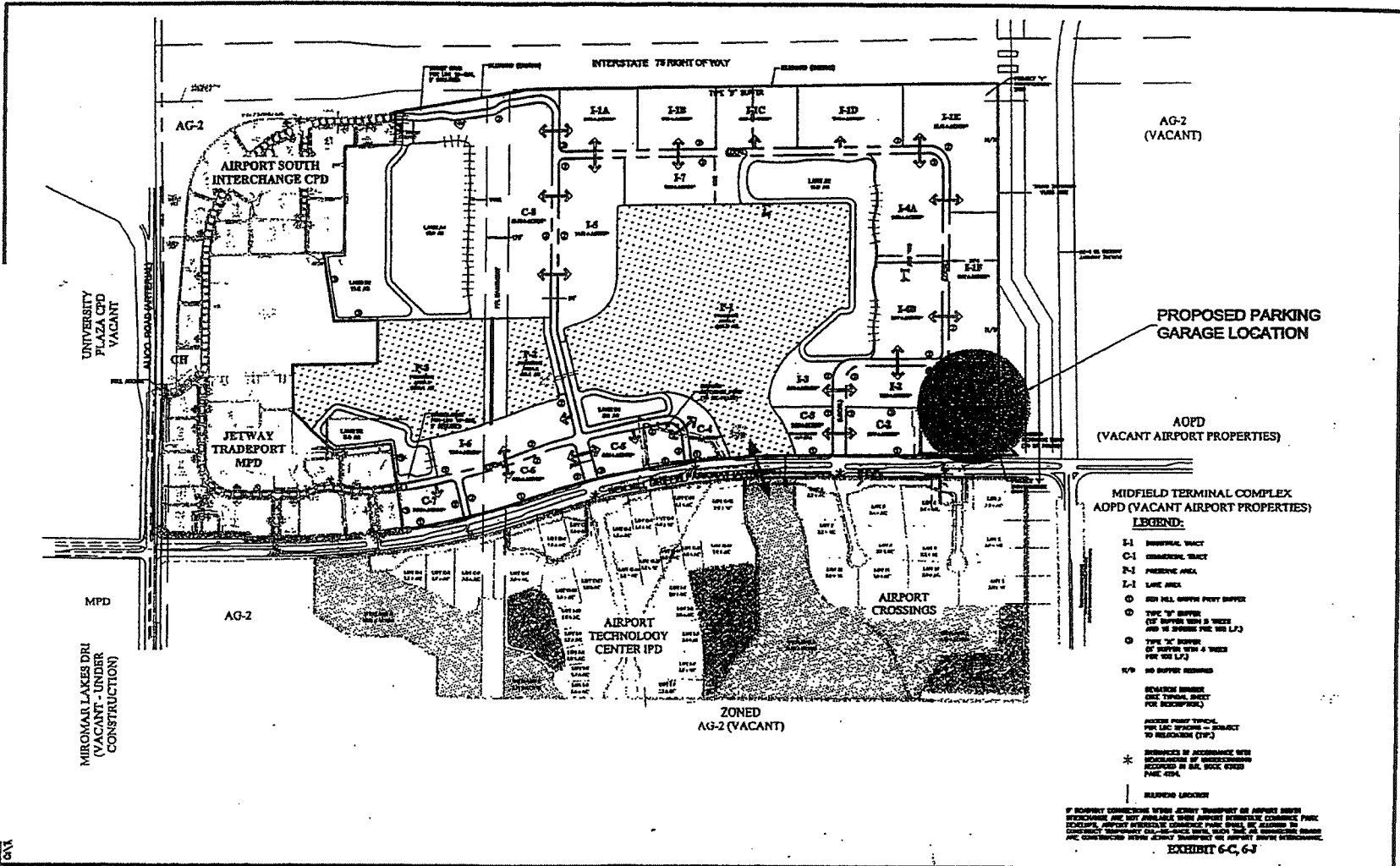


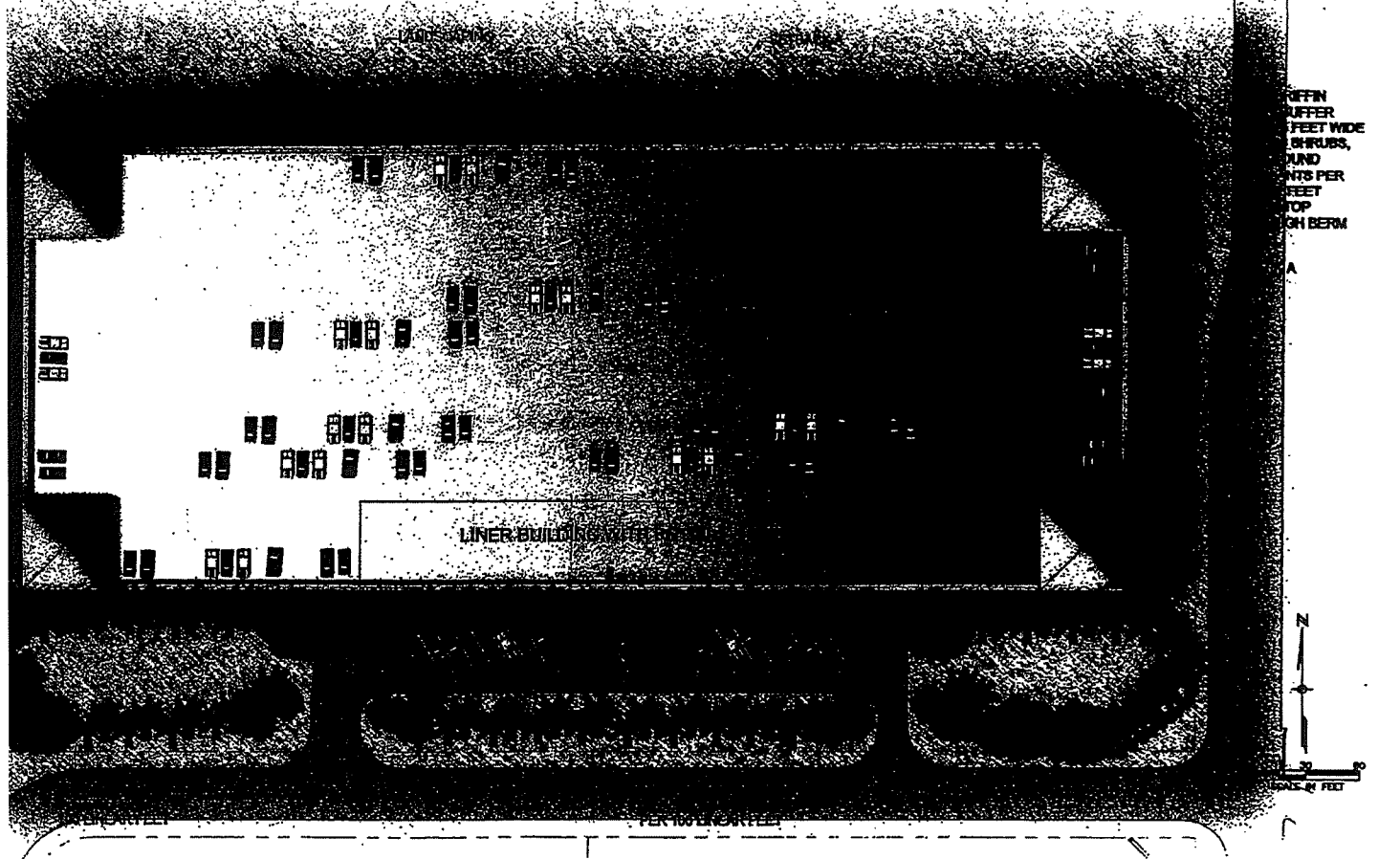
EXHIBIT "C"

- MIDFIELD TERMINAL COMPLEX AOPD (VACANT AIRPORT PROPERTIES)**
- LEGEND:**
- I-1 INDUSTRIAL TRACT
 - C-1 COMMERCIAL TRACT
 - P-1 PAVED AREA
 - L-1 LAKE AREA
 - SOFT HILL BUFFER PERM BUFFER
 - TYPE "B" BUFFER (2' BUFFER WITH 4' WALK AND 16' BUFFER PER 100 LF²)
 - TYPE "C" BUFFER (2' BUFFER WITH 4' WALK PER 100 LF²)
 - /○ NO BUFFER REQUIRED
 - SEARCHED INDEX ONE TYPICAL SHEET FOR REFERENCE
 - ADDED MAP SYMBOL FOR LAC. REFERENCE - CONTACT TO REVISION (TR-2)
 - * DIMENSIONS IN ACCORDANCE WITH DIMENSIONS OF UNDERGROUND ACCURACY IN 1/4" BLOCK GRID PAGE 404.
 - ALL OTHER LACINGS
- IF PROPERTY CONTAINS OTHER EXISTING TRACTS OR AIRPORT WITH DIMENSIONS AND NOT APPEARING WITH AIRPORT INTERSTATE COMMERCE PARK DIMENSIONS, PROPERTY DIMENSIONS SHALL BE ASSUMED TO CORRESPOND TO PROPERTY DIMENSIONS WITHIN THIS SET OF DIMENSIONS SHEETS AND CONSTRUCTION SHALL BE SUBJECT TO AIRPORT SOUTH INTERCHANGE EXHIBIT 6-C, G-J

	AIRPORT INTERSTATE COMMERCE PARK		2108 JOHNSON STREET P.O. BOX 1530 FORT MYERS, FLORIDA 33902-1530 PHONE (239) 334-0046 FAX (239) 334-0041 E.S. #542 & L.B. #542										
EXHIBIT A - LOCATION MAP		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DATE</td> <td style="width: 25%;">PROJECT NO.</td> <td style="width: 25%;">FILE NO.</td> <td style="width: 25%;">SCALE</td> </tr> <tr> <td>APRIL 2005</td> <td>20034114</td> <td></td> <td>As Shown</td> </tr> </table>	DATE	PROJECT NO.	FILE NO.	SCALE	APRIL 2005	20034114		As Shown	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">SHEET</td> <td style="width: 50%;">EXHIBIT A</td> </tr> </table>	SHEET	EXHIBIT A
DATE	PROJECT NO.	FILE NO.	SCALE										
APRIL 2005	20034114		As Shown										
SHEET	EXHIBIT A												

STRUCTURAL SETBACK OF 30 FEET FROM PROPERTY
 BOUNDARY LINE PLUS AN ADDITIONAL SETBACK OF ONE
 FOOT FOR EVERY ONE FOOT OF HEIGHT OVER 35'.
 MINIMUM 20 FEET

ALL PLANTINGS TO COMPLY WITH ZONING RESOLUTION #DC2004-00010
 AND SECTION 10 OF THE LEE COUNTY LAND DEVELOPMENT CODE.
 75% OF REQUIRED TREES SHALL BE NATIVE
 50% OF REQUIRED SHRUBS SHALL BE NATIVE



AIRPORT INTERSTATE COMMERCE PARK



2108 JOHNSON STREET
 P.O. BOX 1530
 FORT MYERS, FLORIDA 33905-1530
 PHONE (239) 334-0048
 FAX (239) 334-3661
 E.F. #042 & L.B. #042

EXHIBIT B - PARKING GARAGE SITE PLAN LANDSCAPE PLAN				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
APRIL 2005	20034114		As Shown	EXHIBIT B

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BUNDSCHU KRAFT

AIRPORT INTERSTATE COMMERCE PARK

**JOHNSON
ENGINEERING**

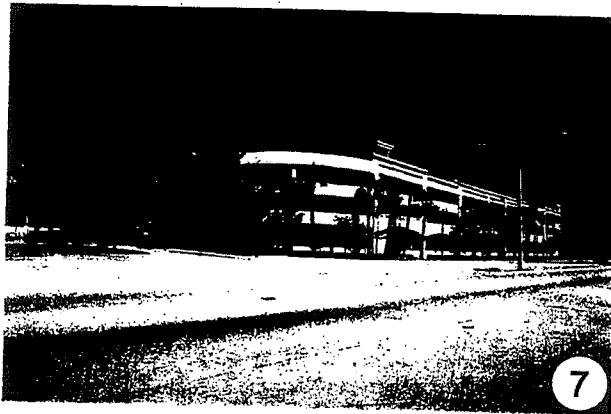
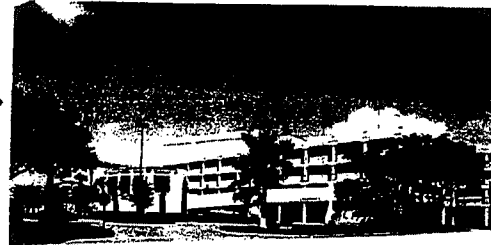
2155 JENKINSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0040
FAX (239) 334-3001
E.G. #642 & L.R. #642

EXHIBIT C PARKIN
PHOTOGRAPH E

DATE	PROJECT NO.	FILE NO.
APRIL 2005	20034114	



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BUNDSCHU KRAFT

AIRPORT INTERSTATE COMMERCE PARK

**JOHNSON
ENGINEERING**

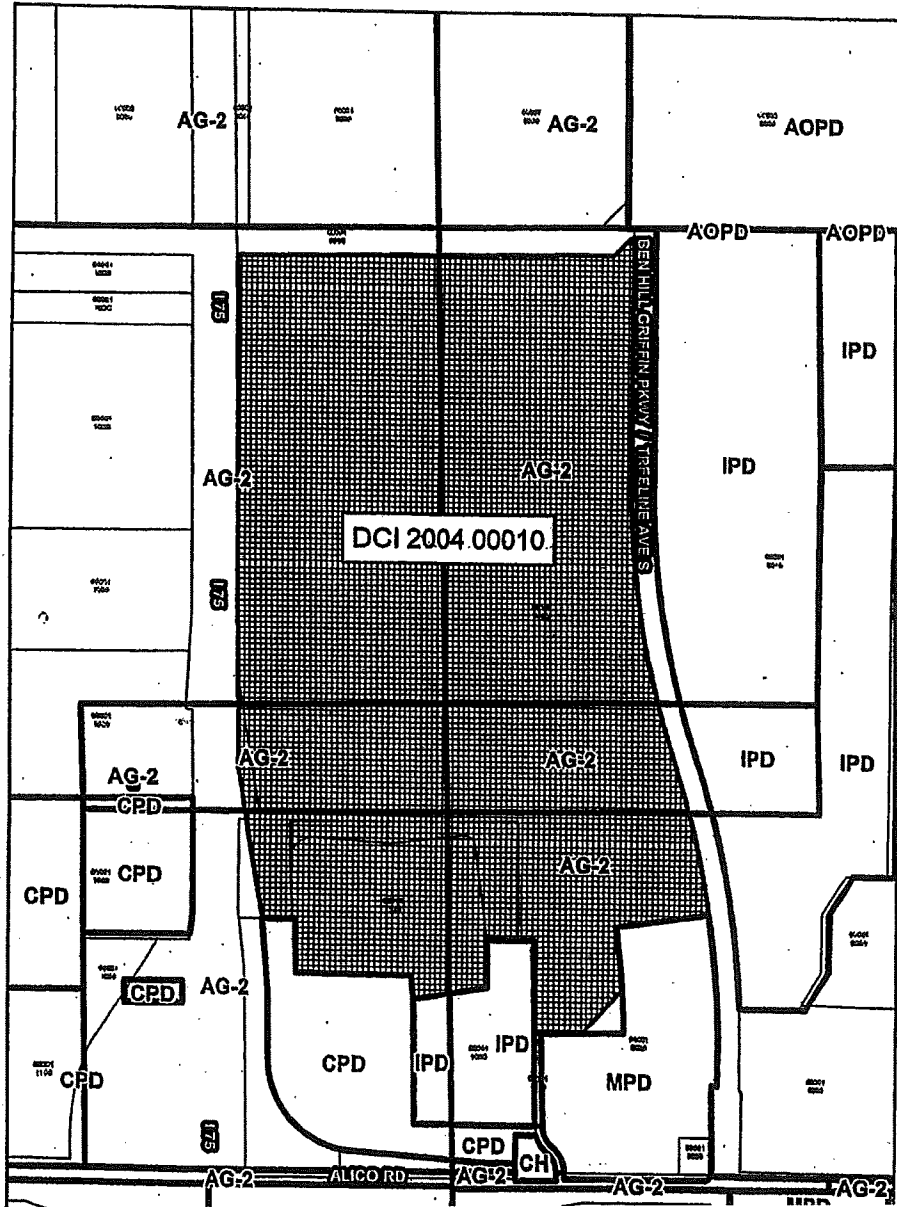
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3861
E.O. 9642 & L.B. 9642

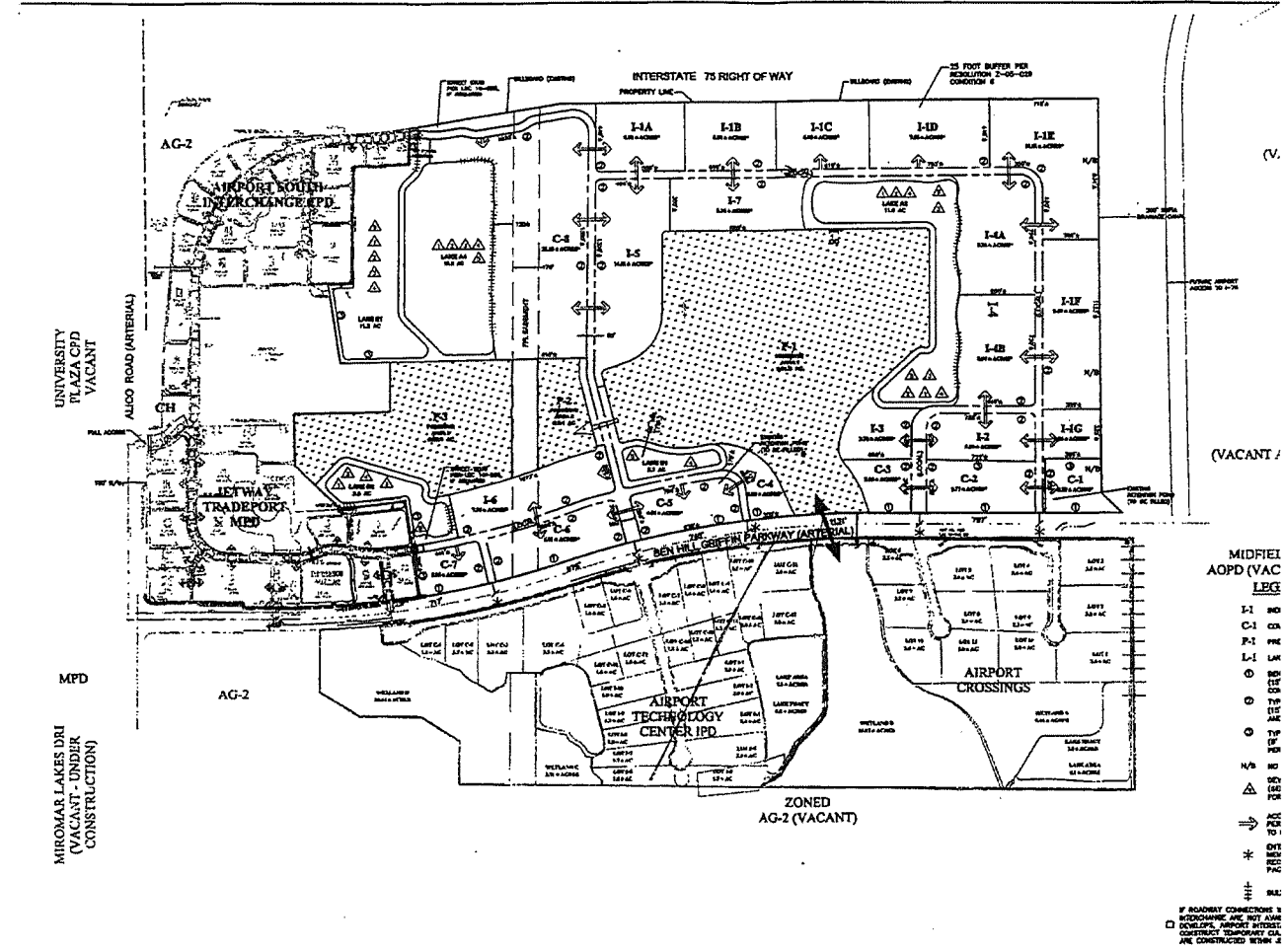
EXHIBIT C P
PHOTOGR.

DATE	PROJECT NO.
APRIL 2005	20034114

ZONING INTAKE MAP

3/7/2005





REVISIONS	
NO.	DATE

LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

3188 JOHNSON STREET
P.O. BOX 1080
PORT MYRTLE, FLORIDA 33550-1800
PHONE (336) 234-2004
FAX (336) 234-2001
C.E. #442 & L.E. #442

STATE OF FLORIDA FL. STAT. § 670.41	
AIRPORT IN MA	PROJECT
DATE	2004
	2004

- MIDFIEI
AOPD (VAC)
LEG
- I-1 IND
 - C-1 CO
 - P-1 PVE
 - L-1 LM
 - BUI
 - TIS
 - COB
 - TYP
 - JAK
 - TYP
 - IF
 - PEI
 - N/B NO
 - △ BUI
 - △ LEG
 - △ FOR
 - ⇒ ACC
 - ⇒ PLS
 - ⇒ TO I
 - ⇒ DTS
 - ⇒ MEV
 - ⇒ REC
 - ⇒ PLS
 - ± S&E
- IF ROADWAY CONNECTIONS & INTERCHANGES ARE NOT AS SHOWN
 DEVELOPS AIRPORT STREET
 EXISTING TRANSPORT CH ARE CONSTRUCTED WITHIN 2

GENERAL NOTES

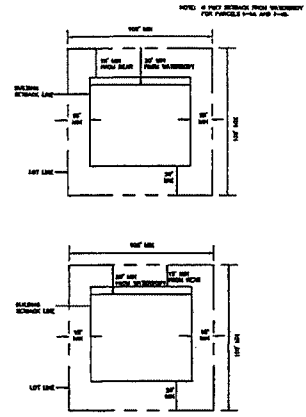
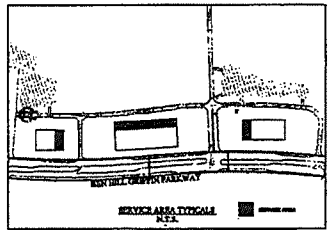
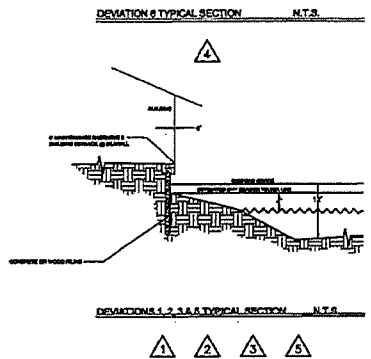
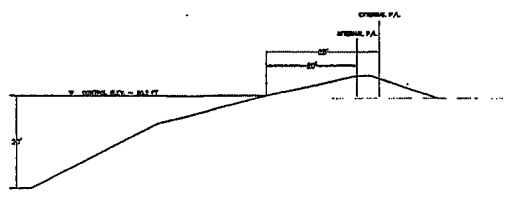
Sheet No. 2014-00010
 Location: Airport Interstate Commerce Park
 Date: 2/26/2014

Project:
 1. All dimensions shown are horizontal and subject to change. Please refer to the Survey Report for details for this and other sheets.
 2. The horizontal alignment shown on this sheet is for informational purposes only. It is not intended to be used for construction purposes.
 3. All proposed and existing structures shall be constructed in accordance with the applicable codes and standards.
 4. All proposed and existing structures shall be constructed in accordance with the applicable codes and standards.
 5. All proposed and existing structures shall be constructed in accordance with the applicable codes and standards.

OPEN SPACE TABLE

Open Space Table with PPL

Item	Area (sq. ft.)	Area (sq. ft.)	Total Area (sq. ft.)
Open Space Required	1728	2376	4104
Available Open Space	1800	2400	4200
Additional Open Space	72	24	96
Total Available	1872	2424	4296
Open Space Provided	1872	2424	4296
Open Space Available	1800	2400	4200
Open Space Required	1728	2376	4104
Open Space Available	1800	2400	4200
Open Space Required	1728	2376	4104
Open Space Available	1800	2400	4200



NOTE: ALL DIMENSIONS SHOWN WITHIN BRACKETS WILL COMPLY WITH THE MINIMUM LOT SIZE AND DIMENSIONS OUTLINED IN THE PROPERTY DEVELOPMENT REGULATIONS FOR AIRPORT INTERSTATE COMMERCE PARK.

APPROVED
 [Signature]
 Date: 2/26/2014 Page: 2 of 2
 Project: Airport Interstate Commerce Park
 Client: Johnson Engineering

RECEIVED
 FEB 27 2014
 PERMIT CENTER

DC 2014-00010

NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	JULY 2014

AIRPORT INTERSTATE COMMERCE PARK
 LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

2101 JOHNSON STREET
 FORT MYERS, FLORIDA 33901-1500
 PHONE: (888) 234-3888
 FAX: (888) 234-3888
 E-MAIL: J.E. @ J.E. ENGINEERING.COM

NOTES AND TYPICALS

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
APR. 2014	20034114	2-46-21	N.T.S.	2

EXHIBIT 'H'
 (The Master Concept Plan)
 (Page 2 of 2)