

April 19, 2010 - approved

SB 1752 - (Sept 1, 2008 to Jan 1, 2012)

MCP - valid until Sept 17, 2011

RESOLUTION NUMBER Z-10-004

+ 2

Sept 17, 2013

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

WHEREAS, an application was filed by William P. McMahon, Trustee, to reinstate the Master Concept Plan in reference to a project known as Alico Road and Jean Street MCP Reinstatement; and,

WHEREAS, a public hearing was advertised and held on February 10, 2010, before the Lee County Zoning Hearing Examiner Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2009-00013; and,

WHEREAS, a second public hearing was advertised and held on April 19, 2010, 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 reinstate the Master Concept Plan (MCP) approved in Zoning Resolution Z-01-022 for Commercial Planned Development for a period of two years.

The property is located in the Industrial Development Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions in Section B below.

SECTION B. CONDITIONS:

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

1. Development of this project must be consistent with the two-page MCP entitled "McMahon MCP," approved in Zoning Resolution Z-01-022. The MCP is valid until September 17, 2011.
2. All conditions approved in Lee County Zoning Resolution Z-01-022 remain in full force and effect, except those that conflict with Land Development Code (LDC) regulations in effect when the development order application is filed.

Approval of this MCP does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

SECTION C. 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 number for the subject property is:

08-46-25-00-00003.0080

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant is not proposing any changes to the originally approved MCP; and,
2. The MCP is consistent with the Lee Plan, LDC, and applicable code or regulation, including those provisions relating to the intensity of uses and concurrency requirements.
3. The proposed development and uses
 - a. meet or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. are consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. are 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.
4. The proposed development and uses satisfy 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.
5. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

6. The requested meets the review and consideration criteria set forth in LDC §34-145(d).

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

Vacant	
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Absent

DULY PASSED AND ADOPTED this 19th day of April 2010.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

BY: Tammy Hall
Tammy Hall, Chairwoman



Approved as to form by:

Michael D. Jacob
Michael D. Jacob
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
mw
2010 APR 27 AM 9:37

EXHIBIT A
Legal Description,
Property located in Lee County,
Florida
Page 1 of 2

DESCRIPTION

A tract or parcel of land lying in Section 8, Township 46 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

Commencing at the North Quarter corner of Section 8, Township 46 South, Range 25 East, Lee County, Florida; thence run S. 01°22'11" E. along the west line of the Northeast Quarter (NE 1/4) of said Section 8 for a distance of 66.81 feet to a point on the southerly right-of-way line of Alico Road and the Point of Beginning of this description; thence S. 89°29'56" E. along the said south right-of-way line of Alico Road and the northerly line of a Perpetual Public Utility Easement as described in Official Records Book 4841, Page 4762, Public Records of Lee County, Florida, a distance of 287.34 feet; thence S. 45°13'24" E. a distance of 20.01 feet to the west right-of-way line of Jean Street; thence S. 01°22'50" E. along said west right-of-way line for a distance of 265.74 feet to a point; thence S. 89°27'20" W. a distance of 301.13 feet to an intersection with the said west line of the Northeast-Quarter (NE 1/4) of said Section 8; thence N. 01°22'11" W. along said west line of the Northeast-Quarter (NE 1/4) a distance of 285.21 feet to the said Point of Beginning of this description. Containing within said bounds 1.95 acres.

OCI 2009-00013

RECEIVED
MAR 28 2010

APPROVED
LEGAL

BSA 3/30/10
page 132

COMMUNITY DEVELOPMENT

SURVEYOR'S NOTES:

1. THE DESCRIPTION SHOWN HEREON IS NEW.
2. BEARINGS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEARING S 89°42'04"W.
3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND BOTH SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.
4. THIS IS NOT A SURVEY!

PREPARED BY:

ROBERT L. CARMELIA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6548

DATE SIGNED: 3/25/10

REVISION: 3-25-10 MISCELLANEOUS REVISIONS-RLC

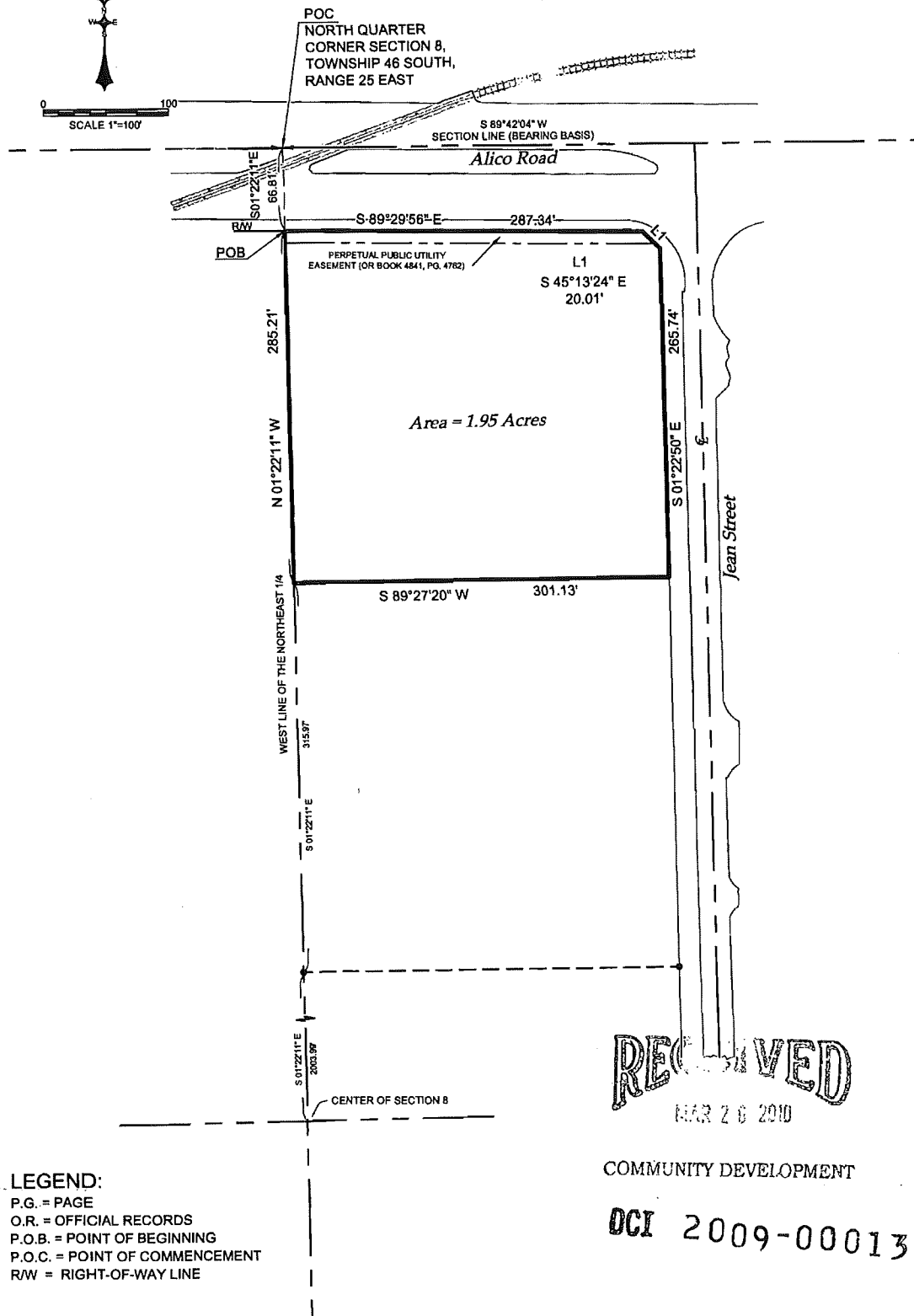
MDA PROJECT: 08043	DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA
CHECKED BY: MAH	DRAWN BY: RLC
DATE: 7-22-09	
SHEET 1 OF 2	ALICO ROAD AND JEAN STREET

MORRIS
DEPEW
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LANDSCAPE ARCHITECTS

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• Fort Myers
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(239) 337-3063
Fax: (239) 337-3064
Toll free: 800-337-7341



RECEIVED
MAR 26 2010

COMMUNITY DEVELOPMENT

OCI 2009-00013

REVISION: 3-25-10 MISCELLANEOUS REVISIONS-RLC

MDA PROJECT: 08043		DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA
CHECKED BY: MAH	DRAWN BY: RLC	
DATE: 7-22-09		ALICO ROAD AND JEAN STREET
SHEET 2 OF 2		

MORRIS
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(239) 337-9993
Fax: (239) 337-9994
Toll free: 866-337-7341

DC12009-00013

1/27/2010

EXHIBIT B Zoning Map



APPROVED
Special Agent in Charge

Sgt. Pops - 01-033 Page 1 of 2
Subject to conditions in Paragraphs 14.01 - 01.02
Case - 01-2500-00091

NOTES:

1. PROPOSED IS REZONING FROM AG-2 TO COMMERCIAL PLANNED DEVELOPMENT TO ACQUIRE A 5,000 SQ. FT. STRUCTURE CONTAINING A 3,250 SQ. FT. CONVENIENCE STORE AND TWO OIL CHANGE BAYS, 10 PUMPS (20 FUELING STATIONS) AND A 1,000 SQ. FT. CAR WASH STRUCTURE ON A 1.95 ACRE TRACT.
2. EXISTING USE = VACANT
LEE PLAN DESIGNATION = INDUSTRIAL DEVELOPMENT.
3. SCHEDULE OF USES
ADMINISTRATIVE OFFICES
ATM
AUTOMOBILE SERVICE STATION
BANKS AND FINANCIAL INSTITUTIONS
BUSINESS SERVICES, GROUPS I & II
CAR WASH
CLEANING AND MAINTENANCE SERVICES
COMMUNICATIONS TOWER, LESS THAN 100' IN HEIGHT
CONTRACTORS AND BUILDERS, GROUPS I, II & III
CONVENIENCE FOOD AND BEVERAGE STORE
DRIVE FOR ANY PERMITTED USE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITY, GROUP I
EXCAVATION, WATER RETENTION
GOVERNMENT MAINTENANCE FACILITY
MANUFACTURING OF
APPAREL PRODUCTS
DAIRY PRODUCTS
ELECTRICAL MACHINERY AND EQUIPMENT
-FABRICATED METAL PRODUCTS, GROUP III
FOOD AND KINDRED PRODUCTS, GROUP III
LEATHER PRODUCTS, GROUP II
LUMBER AND WOOD PRODUCTS, GROUP II
MEASURING AND CONTROLLING INSTRUMENTS
NOVELTIES, JEWELRY, TOYS AND SIGNS, ALL GROUPS
ROBBER AND PLASTIC PRODUCTS, GROUP II
PERSONAL SERVICES, GROUPS I & III
POST OFFICE
PRINTING AND PUBLISHING
PROCESSING AND WAREHOUSING
RENTAL OR LEASING ESTABLISHMENTS, GROUPS I, III & IV
REPAIR SHOPS, ALL GROUPS
RESTAURANTS, FAST FOOD
RESTAURANTS, GROUPS I, II & III
SELF SERVICE FUEL PUMPS
SIGNS
STORAGE, INDOOR AND OPEN
TRANSPORTATION SERVICES, GROUPS II, III & IV
VEHICLE AND EQUIPMENT DEALERS, GROUPS III, IV & V
WAREHOUSES (MINI-WAREHOUSE, PUBLIC & PRIVATE)
WHOLESALE ESTABLISHMENTS, GROUPS III & IV
4. ANY USE OTHER THAN THE ONE SHOWN WILL REQUIRE AN AMENDMENT TO THE MASTER CONCEPT PLAN.

5. PROPERTY DEVELOPMENT REGULATIONS:
MINIMUM LOT AREA = 20,000 SQ. FT.
MINIMUM LOT DEPTH & WIDTH = 100'
MINIMUM STREET SETBACK = 25' ON ALICO RD. &
20 ON JEAN ST.
MINIMUM SIDE SETBACK = 15'
MINIMUM REAR SETBACK = 20'
MINIMUM WATER BODY SETBACK = 25'
MAXIMUM LOT COVERAGE = 40 %
MAXIMUM HEIGHT = 35' & TWO STORIES
NO DEVIATIONS ARE PROPOSED
6. NO DEVIATIONS ARE PROPOSED
7. REQUIRED OPEN SPACE = 1.95 ACRES @ 20 % =
0.39 AC. OR 16,980 SQ. FT.
20 % IS PROVIDED
8. FLUCCS CODE = 190: OPEN LAND - PREVIOUSLY
DEVELOPED
9. THE PARCEL IS NOT LOCATED ON A PUBLIC TRANSIT
ROUTE.
10. SOIL TYPE = #28, IMMOKALEE SAND

APPROVED
Master Concept Plan

File No. = 01-022 Page 24 B
Subject to conditions in Resolution 8-01-0122
0070000-0000

Approved as Exhibit C
MCP Page 2 of 2
Resolution # Z-10-004

Sept. 17, 2001 - approved
2001

ACCO

RESOLUTION NUMBER Z-01-022

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

WHEREAS, an application was filed by the property owner, William P. McMahon, to rezone a 1.95± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD), in reference to McMahon CPD; and

WHEREAS, a public hearing was advertised and held on July 18, 2001, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2000-00094; and

WHEREAS, a second public hearing was advertised and held on September 17, 2001 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 1.95±-acre parcel from AG-2 to CPD, to allow a maximum of 12,720 square feet of commercial uses, not to exceed 35 feet in height. The property is located in the Industrial Development Land Use Category and legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the 1-page Master Concept Plan (MCP) entitled "McMahon Commercial Planned Development," dated October 30, 2000, last revised October 3, 2001, and stamped "Received Oct 04, 2001," except as modified by the conditions below.
2. The following limits apply to the project and uses:
 - a. Schedule of Uses
 - Administrative Offices
 - Automatic Teller Machine (ATM)
 - Automotive Repair and Service, Group I
 - Automobile Service Station (limited to oil change services)
 - Banks and Financial Establishments, Group I

9/17/01

Business Services, Groups I & II
 Car Wash
 Communications Tower (less than 100 feet in height)
 Contractors and Builders, Groups I
 Convenience Food and Beverage Store
 Drive-Thru Facilities for any Permitted Use
 Essential Services
 Essential Service Facility, Group I
 Manufacturing of
 Apparel Products
 Dairy Products
 Electrical Machinery and Equipment
 Fabricated Metal Products, Group III
 Food and Kindred Products, Group III
 Leather Products, Group II
 Lumber and Wood Products, Group II
 Measuring and Controlling Instruments
 Novelties, Jewelry, Toys and Signs, All Groups
 Rubber and Plastic Products, Group II
 Personal Services, Groups I & III
 Post Office
 Printing and Publishing
 Processing and Warehousing
 Repair Shops, Groups I & II
 Restaurants, Groups I & II
 Self Service Fuel Pumps, as defined in LDC Chapter 34 (limited to 20)
 Signs, in accordance with LDC Chapter 30
 Storage, Indoor
 Wholesale Establishments, Groups III

b. Site Development Regulations

Minimum Lot Area	20,000 square feet
Minimum Lot Depth & Width	100 feet
Minimum Street Setbacks	25 feet on Alico Road 20 feet on Jean Street
Minimum Side Setback	15 feet
Minimum Rear Setback	20 feet
Minimum Water Body Setback	25 feet
Maximum Lot Coverage	40 percent
Maximum Height	35 feet (two stories)

3. The existing native vegetation south of the proposed convenience store must be retained and incorporated into the overall site design to the maximum extent possible. The retained vegetation must be barricaded to discourage encroachment during construction activities prior to any site work. Tree credits will be applied, as per LDC §10-420(h), to reduce general tree requirements.
4. 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.

5. Any access point on Alico Road is restricted to a right-in only, provided it is located at least 200 feet from the railroad tracks, and has a separate right-turn lane into the site.
6. 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.
7. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviations as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.
8. Development of this site in a manner other than as specifically identified and graphically depicted on the approved MCP will require the applicant to seek an administrative amendment to the MCP. The only uses that may be approved as part of the administrative amendment process are those identified on the Schedule of Uses set forth in Condition 2(a) above. Any such amendment must be consistent with the applicable Lee Plan and LDC regulations in effect at that time.
9. The development must connect to Lee County Utilities potable water system as long as it remains in Lee County Utilities water franchise area.
10. The property is limited to 20 self-service fuel pumps, as defined in LDC §34-2.
11. The number of oil change bays on the subject property is limited to two.
12. Any development of the subject property with commercial uses must connect into the frontage road to the west.
13. The entire 1.95-acre property will be limited to 12,720 square feet of mixed commercial and industrial uses, or a maximum of 23,000 square feet of industrial uses.
14. Standalone office uses are not permitted, unless they are specifically related to an adjoining industrial use. Prior to issuance of any local development order, the developer must record covenants and restrictions for the property that limit any office uses to those which are specifically related to adjoining industrial uses as provided in Policy 1.1.7 of the Lee County comprehensive plan.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide a 660-foot connection separation distance on an arterial road, to allow an access point on Alico Road

approximately 240 feet from the intersection of Jean Street and Alico Road. This deviation is APPROVED, SUBJECT TO the condition that the access point is restricted to a right-in only and a separate right-turn lane is installed between the railroad crossing and the access driveway for this site.

SECTION D. EXHIBITS:

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

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

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved 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 John E. Albion, seconded by Commissioner Andrew W. Coy and, upon being put to a vote, the result was as follows:

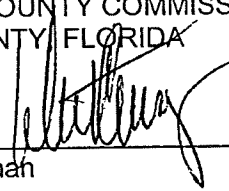
Robert P. Janes	Nay
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 17th day of September, 2001.

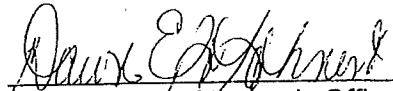
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Chairman

Approved as to form by:


County Attorney's Office

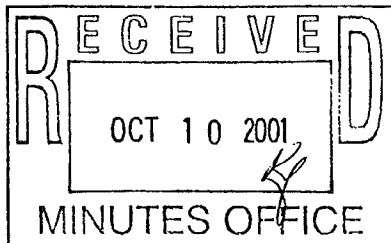


EXHIBIT "A"
LEGAL DESCRIPTION
Property located in Lee County, Florida

The applicant has indicated that the STRAP number for the subject property is: 08-46-25-00-0003.0080

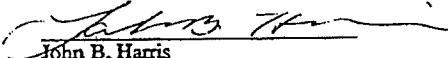
DESCRIPTION: (Tract "A")

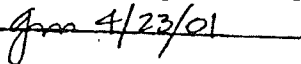
Part of the West Half (W.1/2) of the Northwest Quarter (N.W.1/4) of the Northwest Quarter (N.W.1/4) of the Northeast Quarter (N.E.1/4) of Section 8, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 8; thence run S.01°17'45"E. along the West line of said Northeast Quarter (N.E.1/4) for 66.81 feet to the South right-of-way line of Alico Road and the point of beginning; thence run S.89°24'31"E. along said right-of-way line for 287.34 feet; thence run S.45°20'33"E. for 20.07 feet to a point on the West right-of-way line of Jean Street (60 feet wide); thence run S.01°16'14"E. along said West right-of-way line for 265.74 feet; thence run S.89°32'33"W. for 301.05 feet to the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 8; thence run N.01°17'45"W. for 285.21 feet to the point of beginning.

Said tract contains 1.950 acres, more or less and is subject to easements, restrictions and reservations of record.

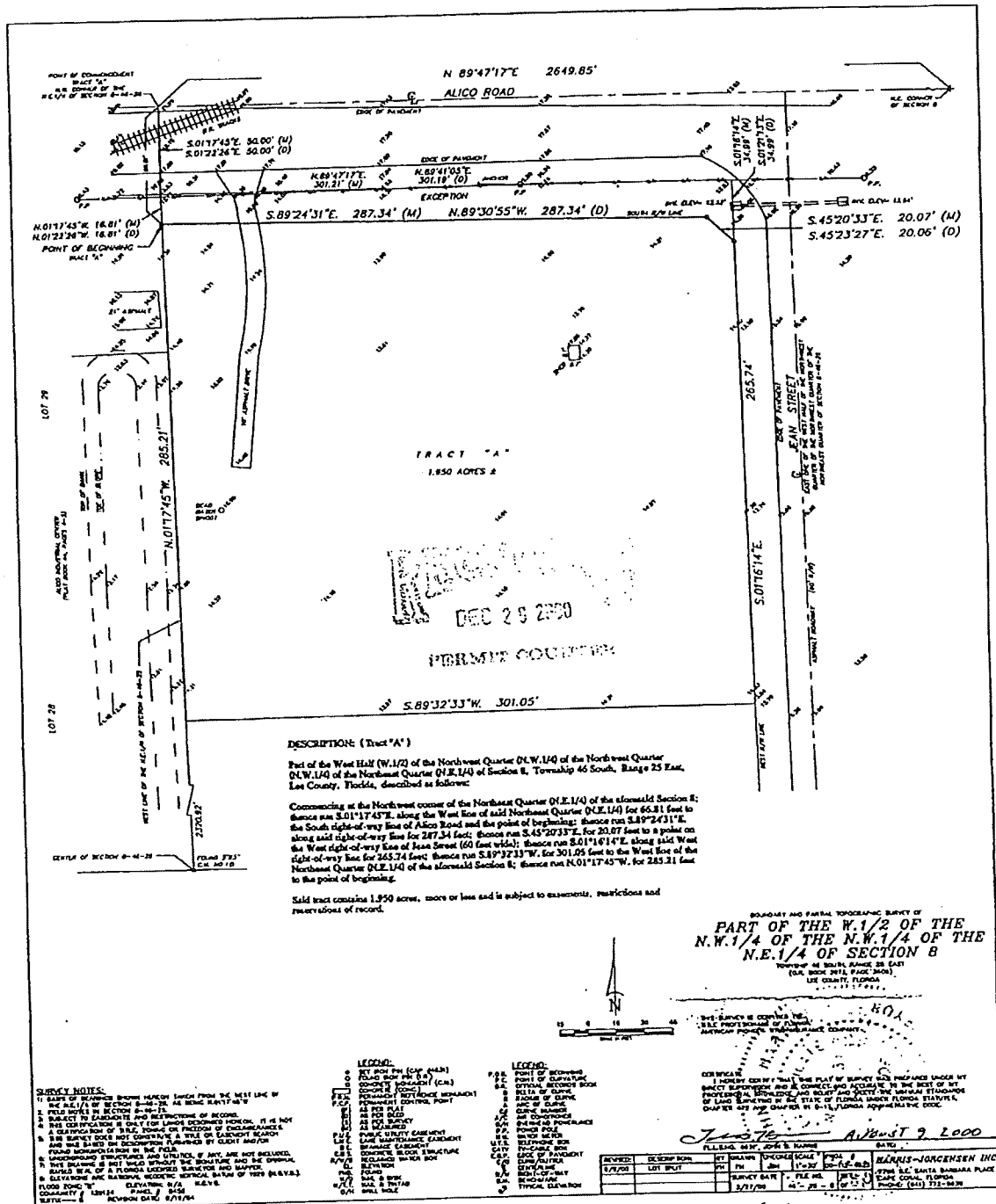
Bearings are based on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 8 as being N.01°17'45"W.


John B. Harris
P.S.M. #4631
August 9, 2000

Applicant's Legal Checked
by  4/23/01

PAGE 1 OF 2

DCI 2000-00094



Applicant's ^{Sketch} Legal Checked
by gm 4/23/01

[illegible]

EXHIBIT B

NOTES:

1. PROPOSED IS REDUING FROM AG-2 TO COMMERCIAL PLANNED DEVELOPMENT TO PERMIT A 5,000 SQ. FT. STRUCTURE CONTAINING A 3,250 SQ. FT. CONVENIENCE STORE AND TWO OIL CHANGE BAYS, 10 PUMPS (20 FUELING STATIONS) AND A 1,000 SQ. FT. CAR WASH STRUCTURE ON A 1.95 ACRE TRACT.
2. EXISTING USE = VACANT
LEE PLAN DESIGNATION = INDUSTRIAL DEVELOPMENT.
3. SCHEDULE OF USES
ADMINISTRATIVE OFFICES
ATM
AUTOMOBILE SERVICE STATION
BANKS AND FINANCIAL INSTITUTIONS
BUSINESS SERVICES, GROUPS I & II
CAR WASH
CLEANING AND MAINTENANCE SERVICES
COMMUNICATIONS TOWER, LESS THAN 100' IN HEIGHT
CONTRACTORS AND BUILDERS, GROUPS I, II & III
CONVENIENCE FOOD AND BEVERAGE STORE
DRIVE FOR ANY PERMITTED USE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITY, GROUP I
EXCAVATION, WATER RETENTION
GOVERNMENT MAINTENANCE FACILITY
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FABRICATED METAL PRODUCTS, GROUP III
FOOD AND KINDRED PRODUCTS, GROUP III
LEATHER PRODUCTS, GROUP II
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NOVELTIES, JEWELRY, TOYS AND SIGNS, ALL GROUPS
RUBBER AND PLASTIC PRODUCTS, GROUP II
PERSONAL SERVICES, GROUPS I & III
POST OFFICE
PRINTING AND PUBLISHING
PROCESSING AND WAREHOUSING
RENTAL OR LEASING ESTABLISHMENTS, GROUPS I, III & IV
REPAIR SHOPS, ALL GROUPS
RESTAURANTS, FAST FOOD
RESTAURANTS, GROUPS I, II & III
SELF SERVICE FUEL PUMPS
SIGNS
STORAGE, INDOOR AND OPEN
TRANSPORTATION SERVICES, GROUPS II, III & IV
VEHICLE AND EQUIPMENT DEALERS, GROUPS III, IV & V
WAREHOUSES, MINI-WAREHOUSE, PUBLIC & PRIVATE
WHOLESALE ESTABLISHMENTS, GROUPS III & IV
4. ANY USE OTHER THAN THE ONE SHOWN WILL REQUIRE AN AMENDMENT TO THE MASTER CONCEPT PLAN.

NOTES (cont.):

5. PROPERTY DEVELOPMENT REGULATIONS:
MINIMUM LOT AREA = 20,000 SQ. FT.
MINIMUM LOT DEPTH & WIDTH = 100'
MINIMUM STREET SETBACK = 25' ON ALCO RD. & 20' ON JEAN ST.
MINIMUM SIDE SETBACK = 15'
MINIMUM REAR SETBACK = 20'
MINIMUM WATER BODY SETBACK = 25'
MINIMUM LOT COVERAGE = 40 %
MAXIMUM HEIGHT = 35' & TWO STORIES
6. NO DEVIATIONS ARE PROPOSED
7. REQUIRED OPEN SPACE = 1.95 ACRES @ 20 % = 0.39 AC. OR 16,988 SQ. FT. 20 % IS PROVIDED
8. FLUCCOS CODE = 190, OPEN LAND -PREVIOUSLY DEVELOPED
9. THE PARCEL IS NOT LOCATED ON A PUBLIC TRANSIT ROUTE.
10. SOIL TYPE = #22, IMMEDIATE SAND

APPROVED
DATE: 01-02-2009 BY: [Signature]
FOR: [Signature]
PROJECT: [Signature]