
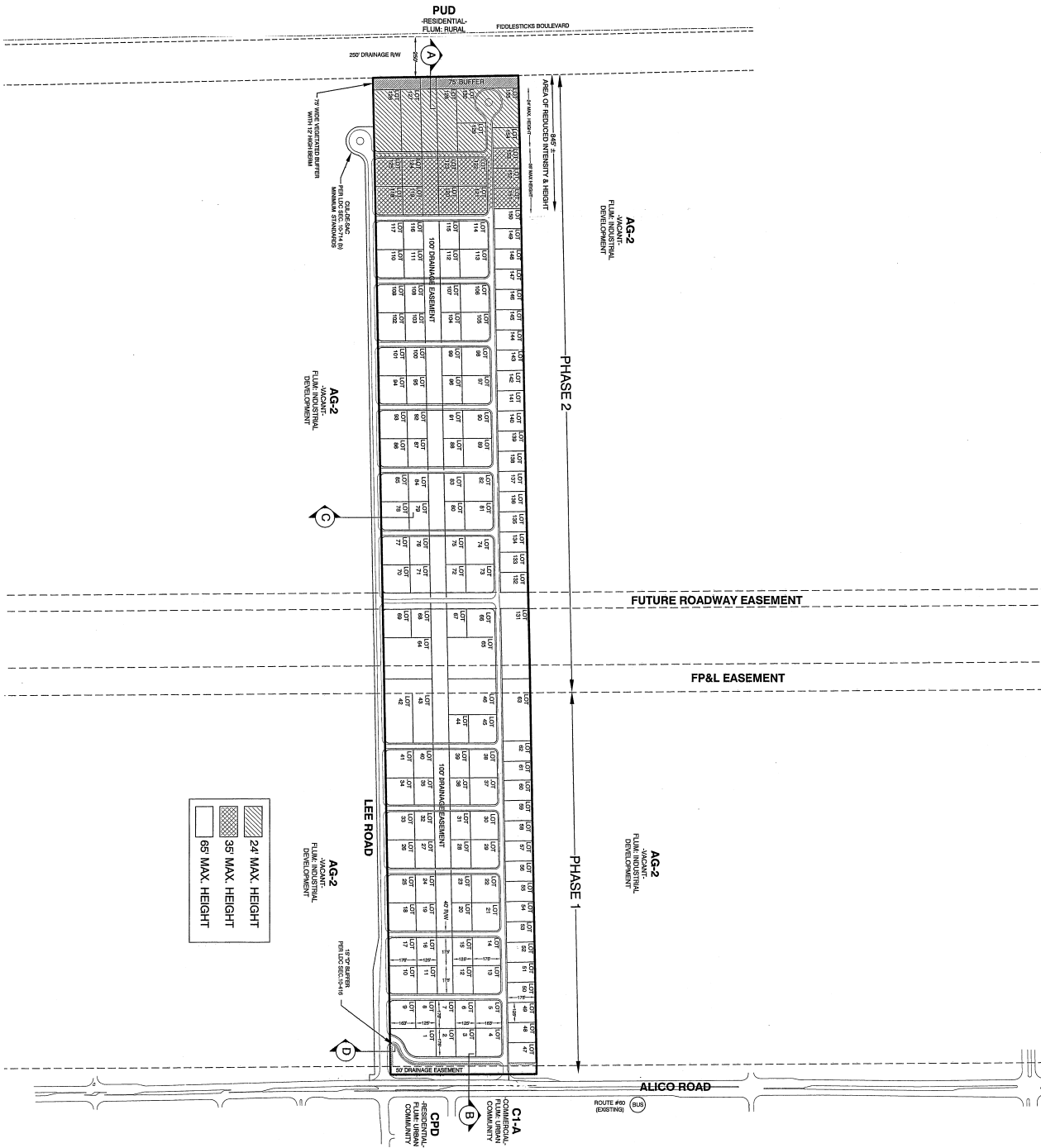




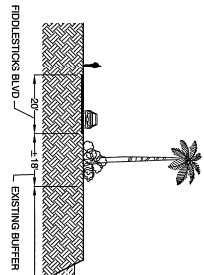
Maps for

Case #: *DCI 2004-00092*

CHECKED BY: 04032A DDCS: MMW DATE: 9/21/14 SHEET: S1	BOUNDARY SURVEY FORMOSA COMMERCE CENTER, LLC Lee County, Florida	 MORRIS - DEPEW ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS & MAPPERS 2216 Alhambra Avenue Fort Myers, Florida 33901 (239) 337-3963 (941) 337-3884	REVISIONS REVISED CERTIFICATION NAMES 12-1-04

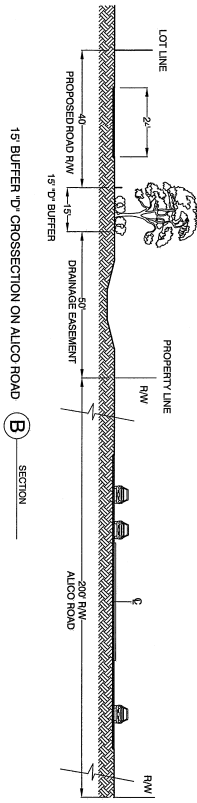


26000-4002120
REMARKS
DATE 11/17/04
REVISIONS



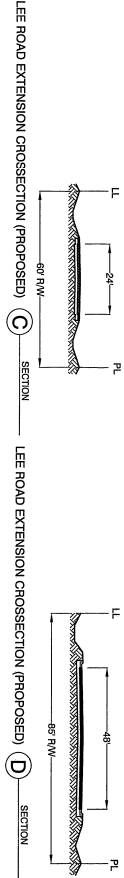
TYPICAL CROSSSECTION NORTH BOUNDARY

SECTION A



15' BUFFER TO CROSSSECTION ON ALICO ROAD

SECTION B



LEE ROAD EXTENSION CROSSSECTION (PROPOSED)

SECTION C

SECTION D

GENERAL NOTES:

PROPERTY OWNER:
FORMOSA COMMERCIAL DEVELOPMENT, LLC
1803 Baywood Lane
Fort Myers, FL 33912

APPLICANT:
FORMOSA COMMERCIAL DEVELOPMENT, LLC
1803 Baywood Lane
Fort Myers, FL 33912

PLANNING ENGINEER:
MORRIS - DEPEW ASSOCIATES, INC.
2719 Alamo Avenue
Fort Myers, FL 33901

DATE PREPARED:
2/2/2020

PROJECT NAME:
PROPOSED ZONING INDUSTRIAL PLANNED DEVELOPMENT (P70)

PLANNING AND USE ZONE:
INDUSTRIAL, LOT 10-415

TOTAL SITE AREA:
2,193.77 ACRES

OPEN SPACE:

THE REQUIRED MINIMUM OPEN SPACE SHALL BE PROVIDED PURSUANT TO LDC SEC. 10-415.

Use	% / Acres Required	% / Acres Provided
Industrial	20% / 25.89 ac.	20% / 25.89 ac.

The open space requirements will be met by the following: building and landscape areas in all street frontage areas, and the open space requirements will be met by the following: building and landscape areas in all street frontage areas, and the open space requirements will be met by the following: building and landscape areas in all street frontage areas.

DEVELOPMENT INTENSITY:

COMMERCIAL:
- FLOOR AREA OF 25,000 SQ. FT. OR COMMERCIAL FLOOR AREA
- PARKING SPACES SHALL BE PROVIDED PER LDC SEC. 34-500

INDUSTRIAL:
- FLOOR AREA OF 1,000,000 SQ. FT. OR INDUSTRIAL FLOOR AREA
- PARKING SPACES SHALL BE PROVIDED PER LDC SEC. 34-500

PROPERTY DEVELOPMENT REGULATIONS:

Minimum Lot Size	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Side Setback	15 ft.
Minimum Rear Setback	15 ft.
Minimum Front Setback	15 ft.
Maximum Building Height (Lot 1-17 & 19-150)	30 ft.
Maximum Building Height (Lot 18-150 & 151-153)	30 ft.
Maximum Building Height (Lot 154-155)	30 ft.
Maximum Lot Coverage	40%
Maximum Commercial Floor Area	30,000 sq. ft.
Maximum Industrial Floor Area	1,000,000 sq. ft.
Maximum Number of Parking Spaces	2,400

BUFFERS:

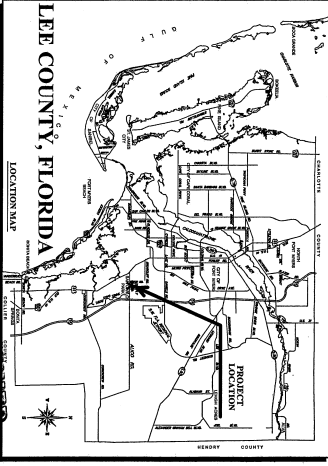
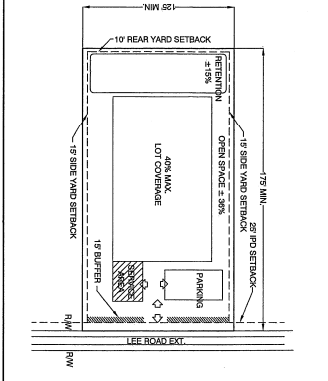
PROPERTY ZONED INDUSTRIAL PLANNED DEVELOPMENT (P70)
BUFFERS ARE PROVIDED PURSUANT TO LDC SECTION 10-415

NORTH - ZONED PUD-1 (4-A-1) LANE
10' TO 15' BUFFER REQUIRED

EAST - ZONED A-2, VARIANT LANE
NO BUFFER REQUIRED

SOUTH - ZONED A-2, VARIANT LANE
NO BUFFER REQUIRED

WEST - ZONED A-2, VARIANT LANE
NO BUFFER REQUIRED



MORRIS - DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS
2216 Alamo Avenue • Fort Myers, Florida 33901 • (239) 337-9950 • FAX 337-9994

ZONING MASTER CONCEPT PLAN

FORMOSA COMMERCE CENTER, LLC
FORMOSA COMMERCE CENTER
Section 04, T-46-S, R-25-E, Lee County, Florida

REVISIONS

NO.	DATE	DESCRIPTION
1	1/1/2020	ISSUED FOR PERMIT

DATE: 2/2/2020
DRAWN BY: DMD
CHECKED BY: AZ
SCALE: 1/1"=100'

