ADD2016-00090 Lee County ePlan

ALICO ROAD 254 INDUSTRIAL SUBDIVISION – IPD
Administrative Amendment for Lee Road Industrial
STRAP 04-46-25-00-00001.0200 and 04-46-25-00-00001.0260

May 2016

Narrative:

Three modifications are requested to the currently approved Master Concept Plan ADD2005-00242. The revisions include changes to the access points for Parcels "O" and "P", changes to the preserve and buffer in Parcel "P" and the addition of a lake, and a deviation to Section 10-416(c)(2) of the Lee County Land Development Code.

Modification 1:

The currently approved Master Concept Plan # ADD2005-00242 had allowed two (2) accesses onto Lee Road and two (2) accesses onto a future roadway to the south for Parcel "O" and four (4) accesses onto Lee Road for Parcel "P". Parcels "O" and "P" are being combined into one single development under common ownership. The combined plan incorporates a modified layout of the proposed access locations.

This request is to change the number and position of accesses to Lee Road from Parcels "O" and "P" as follows:

- Parcel "O" change position of two (2) accesses to accommodate proposed DO Plan and to remove the southern access points.
- Parcel "P" change currently allowed four (4) accesses to six (6) access to accommodate proposed DO Plan.

The purpose of the changes is to accommodate a looped travel patterns on the project site matching the layout of the proposed buildings. These changes improve the travel patterns thereby improving the safety of the site.

This change was reviewed by Staff at a meeting held May 12, 2016 with the client and Project Engineer.

Modification 2:

The revised limits of the preserve are based on a field determination of current conditions prepared by Jim Keltner in March of 2016. A lake was then designed adjacent to the wetland to promote hydration of the preserve. A 25 foot buffer is proposed around the preserve which terminates at the connection to the lake. A 20 foot lake maintenance easement is proposed around the lake terminating at the preserve buffer.

The construction of the lake is anticipated to have minimum impacts to the preserve. The area adjacent to the lake was found to contain a high volume of exotic vegetation which is proposed for removed.

Community Engineering Services, Inc.
EB 6613 LB 6572
13650 Fiddlesticks Blvd., PMB 202-389, Fort Myers, FL 33912

AE Site, LLC
EB 30103 LB 7995
6900 Daniels Parkway, Suite 29-130, Fort Myers, FL 33912

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This modification is justified by the long term benefits to the preserve allowing for continuing hydration of the vegetation.

Modification 3:

Section 10-416(c)(2) requires parking trees to be provided for a planting area equal to 10% of the parking area with 1 tree per 250 sf of planting area with a minimum of 1 tree within 200 feet of a parking space.

This modification is requesting waiving the requirement to have a parking tree within 200 feet of a parking space. The plan is to eliminate placement of trees within the paved open storage/parking area. An equal or greater number of canopy parking trees will be provided in the pervious areas East and West of the paved area, in the perimeter berm along Lee Road and in the buffer around the preserve.

The deviation allows for the shading required on the site while addressing the maintenance and safety issues that would occur from placement of canopy trees within the area utilized for industrial storage, parking and access. The survival of the trees is greatly increased in the more protected areas outside of the parking and open storage.