

ADMINISTRATIVE AMENDMENT (PD) ADD2017-00023

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, Airport Gateway LTD, Asa Candler, General Partner filed an application for an administrative amendment to a Commercial Planned Development on a project known as Lee County Airport Autopark CPD **to permit the use of a 0.77 acre site within the Airport Autopark CPD for stormwater management and accessory parking supporting development within the adjoining Treeline Distribution Center IPD zoning;** and

WHEREAS, the property is located at 14181 Treeline Ave. S, described more particularly as:

LEGAL DESCRIPTION: In Section 26, Township 45 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned by Resolution Number Z-92-048 (with a subsequent amendment in Resolution Number Z-15-007); and

WHEREAS, the subject property is located in the Tradeport Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the owner of the property within the Airport Autopark CPD desires to allow the developer of the property within the Treeline Distribution Center IPD to use a 0.77 acres site within the CPD as dry retention to support the enlargement of the parking area for the distribution facility within the IPD; and

WHEREAS, these two adjoining developments, Airport Autopark CPD and Treeline Distribution Center IPD have entered into a joint Declaration of Covenants and Restrictions as found in Instrument Number 2016000070667 recorded in the Clerk of Courts; and

WHEREAS, the Declaration indicates the two developments share a stormwater management system; and

WHEREAS, the Declaration will run with and bind both properties for an initial period to expire on the ninety-ninth (99<sup>th</sup>) anniversary of the date of the recording of the Declaration in the public records of Lee County, with automatic renewal and extension for an unlimited number of successive ten (10) year periods until termination; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development **to permit the use of a 0.77 acre site within the Airport Autopark CPD for stormwater management and accessory parking supporting development within the adjoining Treeline Distribution Center IPD zoning is APPROVED**, subject to the following conditions:

1. **The terms and conditions of the original zoning resolution as amended, except as amended herein, remain in full force and effect with no change to the approved Master Concept Plan.**
2. **This approval permits the use of the 0.77 acre parcel within the Airport Autopark CPD for water retention and accessory parking supporting the adjoining Treeline Distribution Center IPD.**
3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 3/14/2017 by

Audra Ennis, Zoning Manager  
Lee County Community Development

EXHIBITS:

- A. Legal Description
- B. Site Plan showing 0.77 acre tract

**EXHIBIT A**

CASE NUMBER: ADD2017-00023

STRAP NUMBER

26-45-25-00-00001.0000

26-45-25-00-2400X.0000

**REVIEWED**  
**ADD2017-00023**  
**Jessica Leatherman,**  
**Planner**  
**Lee County DCD**  
**2/15/2017**

