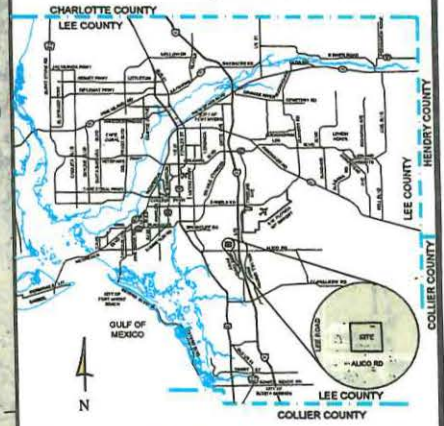
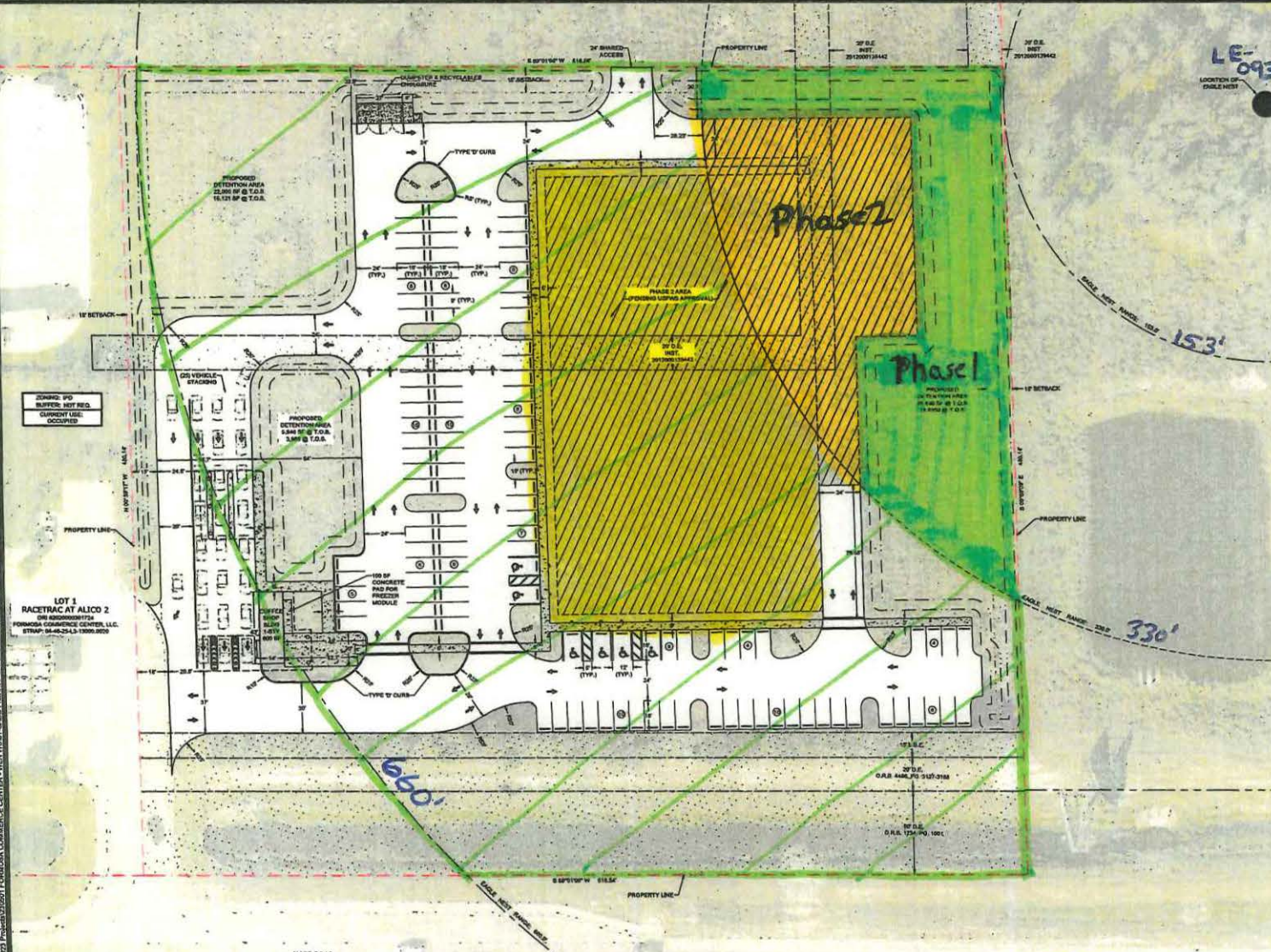


# #230501 - FORMOSA COMMERCE CENTER-WEN WU

LOCATED IN SECTION 04, TOWNSHIP 46-S. RANGE 25-E, LEE COUNTY, FLORIDA

## CONCEPT PLAN C - PHASE II



### LOCATION MAP

### PROJECT SUMMARY:

**ZONING/REZONING**  
IPD - INDUSTRIAL PLANNED DEVELOPMENT

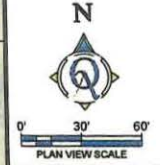
**STRAP #'s**  
04-46-25-L3-13000.0020

**PROJECT ACREAGE**  
5.69 ACRES (±248,000 SF)

**PARKING**  
REQUIRED: BEVERAGE SERVICE BUSINESS (1,000 SQ. FT.)  
1 SPACE / 200 SQ. FT. OF TOTAL FLOOR AREA  
1,000 / 200 = 5 SPACES (MIN.)

WAREHOUSING/SHOWROOM (40,000 SQ. FT.)  
1 SPACE / 1,000 SQ. FT. FOR 1ST 20,000 SQ. FT.  
1 SPACE / 2,000 SQ. FT. FOR 2ND 20,000 SQ. FT.  
1ST 20,000 / 1,000 = 20 SPACES (MIN.)  
2ND 20,000 / 2,000 = 10 SPACES (MIN.)

30 SPACES + 5 SPACES = TOTAL 35 SPACES (MIN.)  
PROVIDED: 129 SPACES (INCLUDING 6 H.C. SPACES)



**Quattrone & Associates, Inc.**  
Engineering, Planning & Environmental Consultants

**Phase 1** - Detention Area w/in 330'  
- No USFWS Permit Required

**Phase 2** - Building, parking, etc. b/w 330'-660'  
(req. monitor when nest is in use)

**Phase 2** - Building, parking, etc. - Requires USFWS Permit  
- Will include landscape buffer consistent with Lot 2 Formosa to the north  
Construct when nest not in-use