

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PD-91-003

ADMINISTRATIVE APPROVAL

AMENDMENT

LEE COUNTY, FLORIDA

WHEREAS, W. Kirk Beck, Trustee, and Del Tura Medical and Retail Plaza Associates, Ltd., a Florida Limited Partnership, have filed an application for administrative approval of an amendment to a Commercial Planned Development on a project known as Trail Dairy Plaza. The amendment would create a commercial subdivision with a maximum of six lots thereby eliminating the main commercial building and outparcels which were initially approved. The amendment would also relocate the frontage road access point on Trail Dairy Road to the rear of the property (increasing its distance from the intersection of Trail Dairy Road and US 41) and would relocate a drainage easement from the north boundary to the property line between Lots 5 and 6. Also included in the requested amendment is the addition of a Group III Standard Restaurant to the list of permitted uses initially approved. The subject property is located at 18750 North Tamiami Trail, described more particularly as:

LEGAL DESCRIPTION: In Section 16, Township 43 South, Range 24 East, Lee County, Florida:

COMMENCE at the intersection of the North line of said Section 16 and the Northeasterly right-of-way line of US 41 (SR 45);
THENCE run S26°07'10"E along said Northeasterly right-of-way line for 1,055.96 feet to the POINT OF BEGINNING;
THENCE run N89°33'51"E for 454.93 feet;
THENCE run S26°07'10"E for 927.07 feet to the centerline of a 60 foot wide roadway easement;
THENCE run S63°51'28"W along said centerline for 296.35 feet;
THENCE run S50°06'34"W for 106.70 feet to the said Northeasterly right-of-way line of US 41;
THENCE run N26°07'10"W along said right-of-way line for 46.05 feet;
THENCE continue along said right-of-way line bearing N31°49'48"W for 100.50 feet;
THENCE continue along said right-of-way line bearing N26°07'10"W for 1,003.70 feet to the POINT OF BEGINNING.

WHEREAS, the property was originally rezoned in hearing number 86-12-13-DCI; and

WHEREAS, Lee County Ordinance 89-04 amends the Zoning Ordinance (Ordinance No. 86-17) to provide for certain administrative changes to planned development master concept plans and planned unit development final development plans; 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.

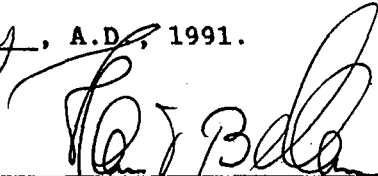
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the approved Master Concept Plan for Trail Dairy Plaza Commercial Planned Development is APPROVED for:

- (1) The creation of a commercial subdivision which shall incorporate a maximum of six (6) commercial lots;
- (2) The relocation of the frontage road access point on Trail Dairy Road to the rear of the subject property;
- (3) The relocation of a drainage easement from the north boundary to the property line between Lots 5 and 6 as shown on the submitted plan; and
- (4) The schedule of uses listed on the Master Concept Plan referenced below EXCEPT for RESTAURANT, STANDARD - GROUPS III and IV (Section 1001.44)

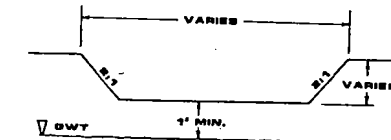
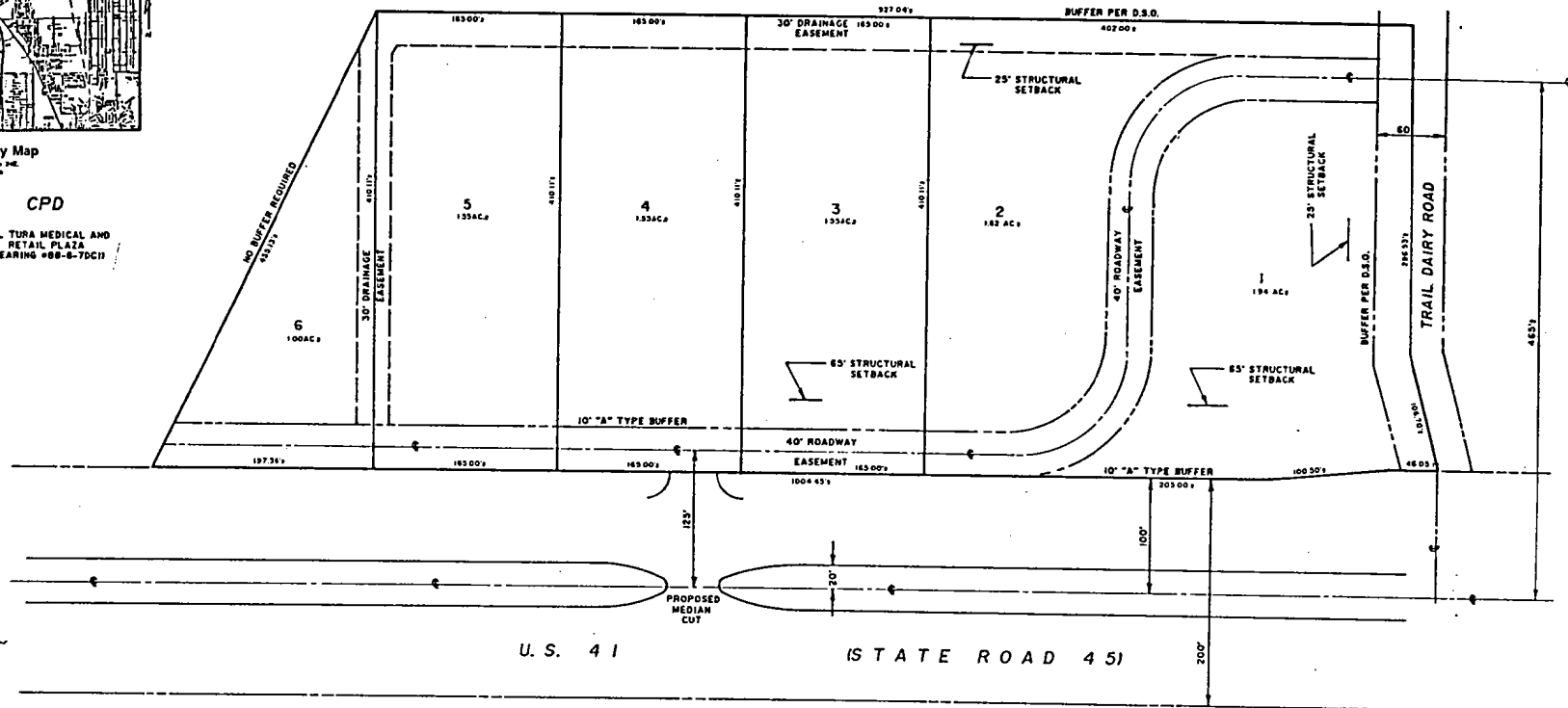
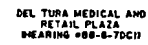
Approval is subject to the following conditions:

1. The terms and conditions of the original zoning resolution remain in full force and effect except as modified herein.
2. Development shall be in compliance with the one page Site Plan attached hereto and incorporated herein by reference as a reduced copy of the Master Concept Plan, titled Amended Master Concept Plan for Trail Dairy Plaza C.P.D. prepared by Johnson Engineering, Inc., dated December 1990 and date stamped Received January 18, 1991.

DULY SIGNED this 2nd day of May, A.D., 1991.

BY: 

Hans D. Behrens
Deputy Director
Department of Community Development



TYPICAL DRY DETENTION AREA

AMENDED SCHEDULE OF USES
TRAIL DARTY PLAZA CPD

CPD HAVING A MAXIMUM OF
83,500 S.F. WITHIN THE 6
LOTS AS PER SCHEDULE OF
USES

PROPERTY DATA:
TOTAL AREA
FRONTAGE ROAD EASEMENT
DRAINAGE EASEMENT

9.661 ACRES
1.271 ACRES
.881 ACRES

OPEN SPACE:

30% MINIMUM FOR OVERALL
COMMERCIAL SITE
20% MINIMUM FOR INDIVIDUAL
LOTS EXCLUDING DRAINAGE
EASEMENTS

WEIGHT :

35 FT. ABOVE AVERAGE GRADE

DISCHARGE & OUTFALLS:

ALL DISCHARGE, OUTFALLS AND
SITE DESIGN TO COMPLY WITH
SWMD REGULATIONS IN
EXISTENCE AT TIME OF
DEVELOPMENT.

PARKING:

PARKING AS REQUIRED BY
SECTION 202.16.J. OF THE
LEE COUNTY ZONING
REGULATIONS.

ADMINISTRATIVE OFFICES (of)
AUTOMATIC TELLER MACHINES (ATMs)
CLUB, PRIVATE (of)
DAY CARE CENTER - child and/or adult (Section 506)
ESSENTIAL SERVICES (of) (Section 202.12)
ESSENTIAL SERVICE FACILITIES - Group I (Sections 202.12 and 1001.13)
EXCAVATION - water retention (Section 509)
HARDWARE STORE (of)
PACKAGE STORE (Section 202.03)
PHARMACY (of)
PLACE OF WORSHIP (of) (Section 521)
RECREATION CENTER (Section 526)
RECREATIONAL FACILITIES, Public or Private, Indoor only
FESTIVAL SHOPS - Group I (Section 1001.40)
SIGNS, provided such signs comply with the Lee County Sign Ordinance
STORE, INDOOR (of) ONLY - (Section 527)
AUTO PARTS STORE, no installation service
AUTOMOBILE SERVICE STATION (of)
BANKS AND FINANCIAL INSTITUTIONS - Group I (Section 1001.03)
BOAT PARTS STORES - no installation service
BUSINESS SERVICES - Group I (Section 1001.05)
DRUG STORE
EMERGENCY MEDICAL SERVICES (ambulance)
FOOD STORE - Groups I and II (Section 1001.16)
HEALTH CARE FACILITY - Group III (Sections 512 and 1001.20)

- HOBBY, TOY, AND GAME SHOPS (Section 1001.21)
- LAUNDRY OR DRY CLEANING - Group I (Section 1001.24)
- MUSIC STORE (df)
- OFFICES - MEDICAL
- PERSONAL SERVICES - Groups I and IV (Section 1001.33)
- PET SHOP (df)
- RELIGIOUS FACILITIES (Section 323)
- RENTAL ESTABLISHMENTS - Groups I and II (Section 1001.39)
- f) RESTAURANT, STANDARD - All Groups (Section 1001.44)
- SPECIALTY RETAIL SHOP - Groups I, II and IV (Section 1001.47)
- TEMPORARY USES (Section 525)
- USED MERCHANDISE STORES - Group I (Section 1001.54)
- VARIETY STORE (df)
- CONVENIENCE FOOD AND BEVERAGE SHOP
- DRIVE THRU FACILITY - for any permitted use
- FOOD AND BEVERAGE SERVICE, Limited (df)
- SELF SERVICE FUEL PUMPS

for

TRAIL DAIRY PLAZA C.P.D.

APPROVED

Addendum to
 Master Concept Plan
 Subject to conditions in Amendment ABA-PD-91-003
 Zoning Case # 86-12-13-DC(A)
 Date 05-03-91

JAN 18 1991
 ZONING COUNTER

JOHNSON ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS				
2150 JOHNSON STREET, POST OFFICE BOX 1550, FORT MYERS, FLORIDA, 33902-1550. PHONE (813) 334-0048				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DECEMBER 1990	18775	18-43-24	1"=50'	1 of 1