

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Philip B. Pugh has properly filed an application for a reaffirmation of a vacated Master Concept Plan for one year; and

WHEREAS, the subject property is located at 24500 US 41, Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Section 16, Township 47 South, Range 25 East, Lee County, Florida:

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

COMMENCING AT the North Quarter (N1/4) corner Section 16, Township 47 South, Range 25 East;
THENCE run S00°17'38"E a distance of 1,500.47 feet to the POINT OF BEGINNING of the lands herein described;
THENCE continue S00°17'38"E a distance of 300.71 feet;
THENCE run N89°05'01"E a distance of 1,029.00 feet to the Westerly right-of-way line of US 41;
THENCE along said Westerly right-of-way line N10°14'04"W a distance of 306.06 feet;
THENCE leaving said Westerly right-of-way run S89°00'20"W a distance of 976.18 feet to the POINT OF BEGINNING.

Containing 6.94 acres more or less.

WHEREAS, the applicant has indicated the property's current STRAP number is 16-47-25-00-00010.002A; and

WHEREAS, proper authorization has been given to Q. Grady Minor & Associates by Philip B. Pugh, the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on June 16, 1992; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE WITH CONDITIONS a reaffirmation of a vacated Master Concept Plan for one year.

The rezoning and Master Concept Plan, which deviate from certain Lee County Standards, are subject to the following conditions:

1. All terms and conditions of Resolution Z-88-325 shall remain in full force and effect.
2. This approval shall be limited, in accordance with the zoning regulations, to one (1) year from the date of this reaffirmation of the original Master Concept Plan.

Site Plan 92-034 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval:

- A. The reaffirmation of the Master Concept Plan, as conditioned, will not have an adverse impact on the intent of the Zoning Ordinance.
- B. The reaffirmation of the Master Concept Plan, as conditioned, is consistent with the goals, objectives, policies and intent of the Lee Plan, and with the densities, intensities and general uses set forth in the Lee Plan.
- C. The reaffirmation of the Master Concept Plan, as conditioned, will not have an adverse impact upon environmentally critical areas or natural resources.
- D. The reaffirmation of the Master Concept Plan, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed use.
- E. The reaffirmation of the Master Concept Plan, as conditioned, will be compatible with existing or planned uses and will not cause damage, hazard, nuisance or other detriment to persons or property.
- F. The requested uses will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth elsewhere in the Zoning Ordinance.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John Manning, and seconded by Commissioner Donald Slisher and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Vicki Lopez-Wolfe	Absent
Donald D. Slisher	Aye

DULY PASSED AND ADOPTED this 20th day of July, A.D., 1992.

ATTEST:
CHARLIE GREEN, CLERK

BY: Clara J. Green
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [Signature]
Chairman

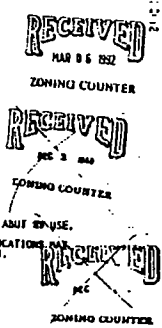
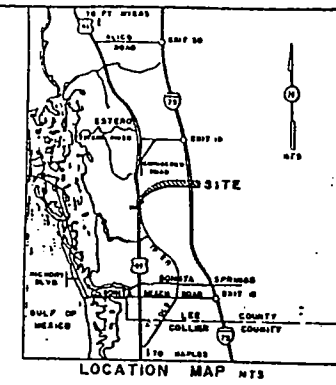
Approved as to form by:

[Signature]
County Attorney's Office

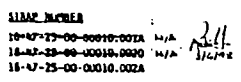
FILED

JUL 31 1992

CLERK CIRCUIT COURT
BY Clara J. Green D.C.



NO WALL PROVIDED AS PROPOSED USE DOES NOT ADOPT USE.
PAVING LOCATIONS SHOWN ARE CONCEPTUAL. LOCATIONS MAY
CHANGE WITH FINAL DEVELOPMENT ORDER DESIGN.



PHIL PUGH /CPD
MASTER CONCEPT PLAN
DATE: 11-1-88

LEGAL DESCRIPTION

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows: Commencing at the North One Quarter (N 1/4) corner Section 16, Township 47 South, Range 25 East; THENCE run S.00°17'38"E. a distance of 1500.47 feet to the POINT OF BEGINNING of the lands herein described; THENCE continue S.00°17'38"E. a distance of 300.71 feet; THENCE run N.89°05'01"E. a distance of 1029.00 feet to the Westerly right-of-way line of U.S. 41; THENCE along said Westerly right-of-way line N.10°14'04"W. a distance of 306.06 feet; THENCE leaving said Westerly right-of-way run S.89°00'20"W. a distance of 976.18 feet to the POINT OF BEGINNING. Containing 6.94 acres more or less.

PROPERTY STRAP NUMBERS

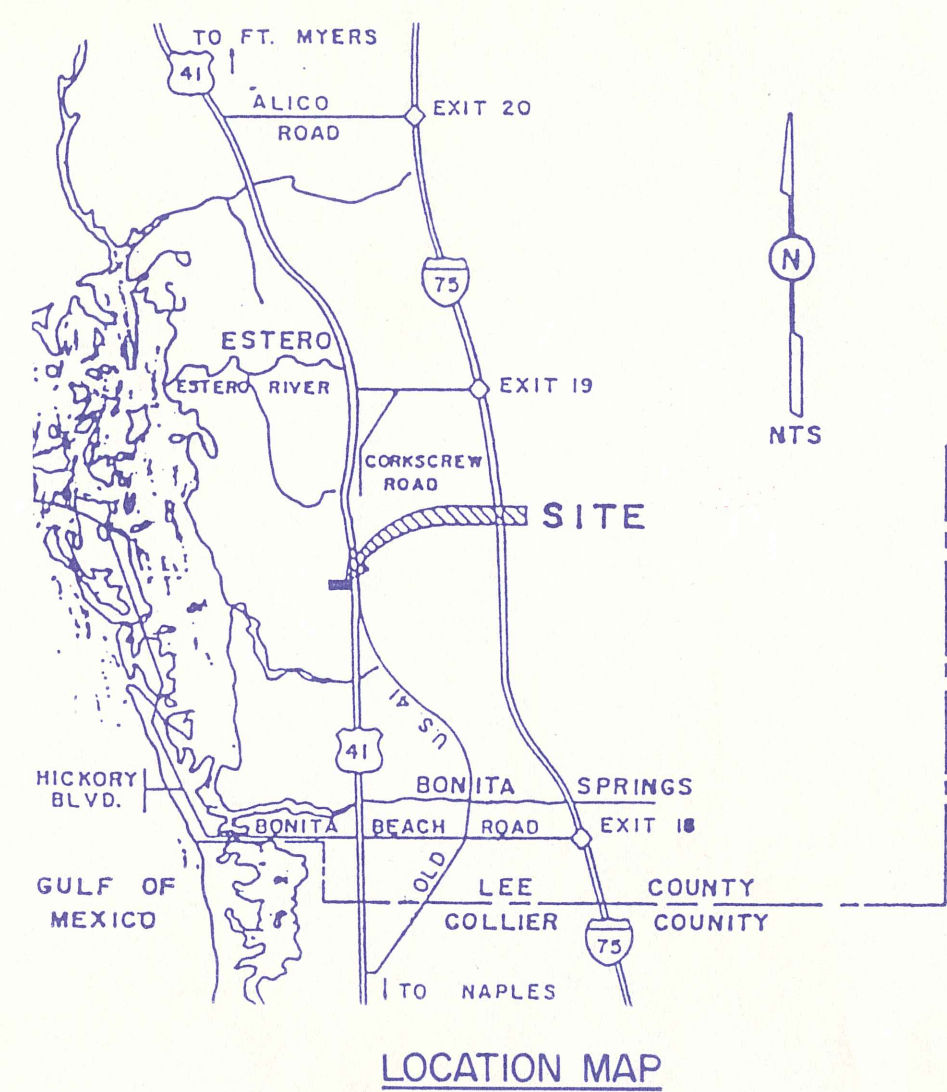
16-47-25-00-00010.0020
16-47-25-00-00010.002A

PROPERTY OWNER

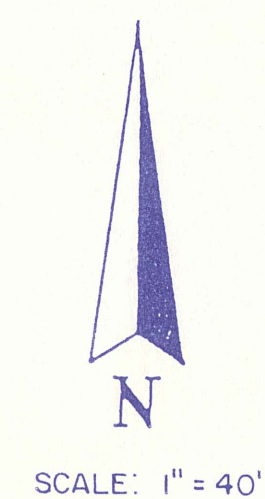
Wayne Hendryx
c/o Sierra Enterprise, Ltd.
P.O. Box 2346, Bonita Springs, FL 33959

PROPERTY ADDRESS

24300 U.S. 41 S.W.
Bonita Springs, FL



LOCATION MAP



ZONING INFORMATION

Subject property was re-zoned from IL, C-1A, C-2 and AG-2 to commercial planned development (CPD) by resolution of the Lee County Board of Commissioner Number Z-88-325 on December 12, 1988

FINAL ZONING PLAT
IN
SECTION 16, TWP 47S, RGE 25 E
LEE COUNTY, FLORIDA
FOR

MR. WAYNE L. HENDRYX
P.O. BOX 2346
BONITA SPRINGS, FLORIDA 33959

RECEIVED
JUL 20 1993

ZONING COUNTER

BUILDING/LAND USE SUMMARY

LIGHT INDUSTRIAL AREA "B"	-	BLDG. A	6,900 S.F.
		BLDG. B	11,200 S.F.
		BLDG. C	6,900 S.F.
		TOTAL	25,000 S.F.
OFFICES AREA "B"	-	BLDG. D	6,500 S.F.
		BLDG. E	1,250 S.F.
		BLDG. F	4,750 S.F.
		TOTAL	12,500 S.F.
RETAIL SALES AREA "A"	-	BLDG. G	2,350 S.F.
		BLDG. H	2,400 S.F.
		BLDG. I	3,200 S.F.
		BLDG. J	2,400 S.F.
		BLDG. K	5,000 S.F.
		BLDG. L	4,650 S.F.
		TOTAL	20,000 S.F.

ALL CPD USES PERMITTED BY RIGHT IN THE CC ZONING DIST.; CONTRACTORS AND BUILDERS, GROUPS I II AND III; MINI-WAREHOUSES; STORAGE-INDOOR, ENCLOSED AND OPEN; BUILDING MATERIALS, SALES; WHOLESALE ESTABLISHMENTS, GROUPS III & IV AND CARETAKERS RESIDENCE

RESTRICTED TO COMMUNITY COMMERCIAL DISTRICT (CC) USES DRIVE THROUGH FACILITY; PLANT NURSERY; VEHICLE AND EQUIPMENT DEALERS; GROUPS I III & IV

LEGEND

	CONCRETE SURFACES
	ASPHALT PAVING
	STABILIZED SHELL
	GRASSED SURFACES

NOTE:

ACCESS TO PROPERTY ALONG THE NORTH BOUNDARY IS AVAILABLE BY AN AGREEMENT/EASEMENT BETWEEN WAYNE HENDRYX AND FLORIDA CABLEVISION MANAGEMENT CORP.

REVISION	DATE	GENERAL	REMARKS	W.D.H.	CHG.BY
1	6-17-93	GENERAL			

APPROVED

Final Plan Approval
for Commercial Planned Development
Zoning Case # 88-11-08-DCLG
Subject to conditions in Resolution Z-92-634
Date 11/29/93

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 23949
DATE 11/29/93

	SOURCE, INC. ENGINEERS / PLANNERS 1334 LAFAYETTE STREET CAPE CORAL, FLORIDA 33904	JOB NO. 411-01-93	SHEET NO. 1
		DATE 5-28-93	OF 1

P.O. BOX 1321, CAPE CORAL, FL. 33910 (813) 549-2345

EXHIBIT THREE A

F.I.R.M. ZONE "B" - SITUATED BETWEEN THE 100 YEAR AND 500 YEAR FLOOD ELEVATION.