

ADMINISTRATIVE AMENDMENT (PD) ADD2000-00067

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, William Reed Cook, Jr./Amerada Hess Corporation filed an application for administrative approval to a Commercial Planned Development on a project known as Ironhorse Commerce Park for request on property located on Metro Parkway at the northwest corner of the intersection of Six Mile Cypress Parkway and Metro Parkway, described more particularly as:

LEGAL DESCRIPTION: In Section 30, Township 45 South, Range 25 East, Lee County, Florida:

See Legal Description (Attached as Exhibit A)

WHEREAS, the property was originally rezoned in case number 93-08-17-DCI-01 (with a subsequent amendment in case number 97-12-144.13A 01.01); 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 applicant, Amerada Hess Corporation, has requested an amendment to the approved master concept plan to move a private internal access road in an easterly direction to align with the existing Hess entrance off Metro Parkway; and

WHEREAS, the realignment of the private internal access road no longer abuts the north property line; and

WHEREAS, the realignment of the private internal access road no longer addresses joint access to the property immediately to the north; and

WHEREAS, the realignment of the private internal access road was moved to provide flexibility in developing the balance of the 5.6± acre site; and

WHEREAS, there is a need to ensure joint access through an internal road connection to the property immediately to the north as was originally envisioned in the Master Concept Plan (Z-93-055); and

WHEREAS, this internal road connection was maintained in the subsequent amendment to the Master Concept Plan (PD-97-061); and

WHEREAS, the final realignment and access road configuration will be address at the time of local development order approval; and

WHEREAS, the final realignment and access road configuration must address joint access to the adjacent property immediately to the north (Z-90-077); and

WHEREAS, Florida Department of Transportation, not Lee County has jurisdiction over access along Metro Parkway at this location; and

WHEREAS, Florida Department of Transportation requested a joint access driveway on the north side of the subject property on Metro Parkway; 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 is **APPROVED to relocate a private internal access road.**

Approval is subject to the following conditions:

1. **The Development must be in substantial compliance with the amended Master Concept Plan, entitled "Iron Horse Commerce Park", prepared by Agnoli Barber & Brundage, dated May 3, 2000, and stamped received by the permit counter on May 18, 2000, except as further conditioned below. Master Concept Plan for ADD2000-00067 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **The design and location of the proposed northerly connection to Metro Parkway will be reviewed at the time of local development order application, to ensure that adequate "throat" depth is provided, consistent with LDC Section 10-285(b) and F.D.O.T. criteria.**
3. **Future development of the remainder of the 5.6± acre tract, shown on the Master Concept Plan, must provide a connection to the reverse access road system on the abutting property to the north. The connection must be reviewed and approved at the time of local development order application.**

4. Approval to the access change on Metro Parkway is subject to review and approval by the Florida Department of Transportation (FDOT).
5. The terms and conditions of the original zoning resolutions and amendments thereto remain in full force and effect, except as amended herein.

DULY SIGNED this 24th day of July, A.D., 2000.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

**IRON HORSE COMMERCE PARK
ADMINISTRATIVE AMENDMENT TO A PLANNED DEVELOPMENT
LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SAID SECTION 30, THENCE;

1. NORTH 88°55'23" EAST, 256.60 FEET, ALONG THE QUARTER (1/4) SECTION LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD AS RECORDED IN DEED BOOK 71 AT PAGE 327 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE;
2. SOUTH 00°40'41" EAST, 660.57 FEET, ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING, THENCE;
3. NORTH 88°57'08" EAST, 425.10 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF METRO PARKWAY EXTENSION, THENCE;
4. SOUTH 00°38'34" EAST, 577.43 FEET, ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF SIX MILE CYPRESS PARKWAY, THENCE;
5. SOUTH 89°06'33" WEST, 424.74 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO A POINT ON AFORESAID EASTERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD, THENCE;
6. NORTH 00°40'41" WEST, 576.26 FEET, ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.

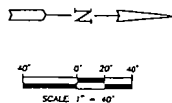
CONTAINING A COMPUTED AREA OF 5.627 ACRES OF LAND, MORE OR LESS.

JYH 5/22/00

RECEIVED
MAY 19 2000

PERMIT COUNTER

ADD 2000-00067



IRON HORSE COMMERCE PARK SITE DATA

- 1) STRAP No. 30-45-25-00-00008.0028
- 2) ZONING: CPD
- 3) ZONING RESOLUTION: Z-93-055
ADMINISTRATIVE AMENDMENT PD-97-061
- 4) TOTAL SITE AREA: 5.6± AC

MINIMUM BUILDING SETBACKS

- 25' FROM METRO PARKWAY AND SIX MILE CYPRESS PARKWAY.
- 20' FROM INTERNAL PRIVATE ACCESS ROAD
- 15' FROM INTERIOR SIDE LOT LINES
- 0' FROM RAILROAD R.O.W. FOR LOADING DOCKS
- 25' FROM ALL OTHER PROPERTY LINES

GENERAL NOTES

- 1) THE PROJECT IS LOCATED IN THE CENTRAL URBAN USE DESIGNATION.
- 2) THE SITE IS LOCATED ON AN EXISTING PUBLIC TRANSIT ROUTE.
- 3) MINIMUM OPEN SPACE: 30% OF SITE AREA.
- 4) THERE IS NO NATIVE INDIGENOUS VEGETATION ON THE SITE.
- 5) THE MAXIMUM BUILDING FLOOR AREA SHALL NOT EXCEED 75,000 SF.
- 6) THE EXACT CONFIGURATION OF FUTURE DEVELOPMENT LOTS MAY VARY.
- 7) ACCESS POINTS AS SHOWN ON THE M.C.P. ARE SUBJECT TO F.D.O.T. APPROVAL.

SCHEDULE OF USES

ALL USES PERMITTED BY RIGHT IN THE C.C. DISTRICT PLUS THE FOLLOWING USES:

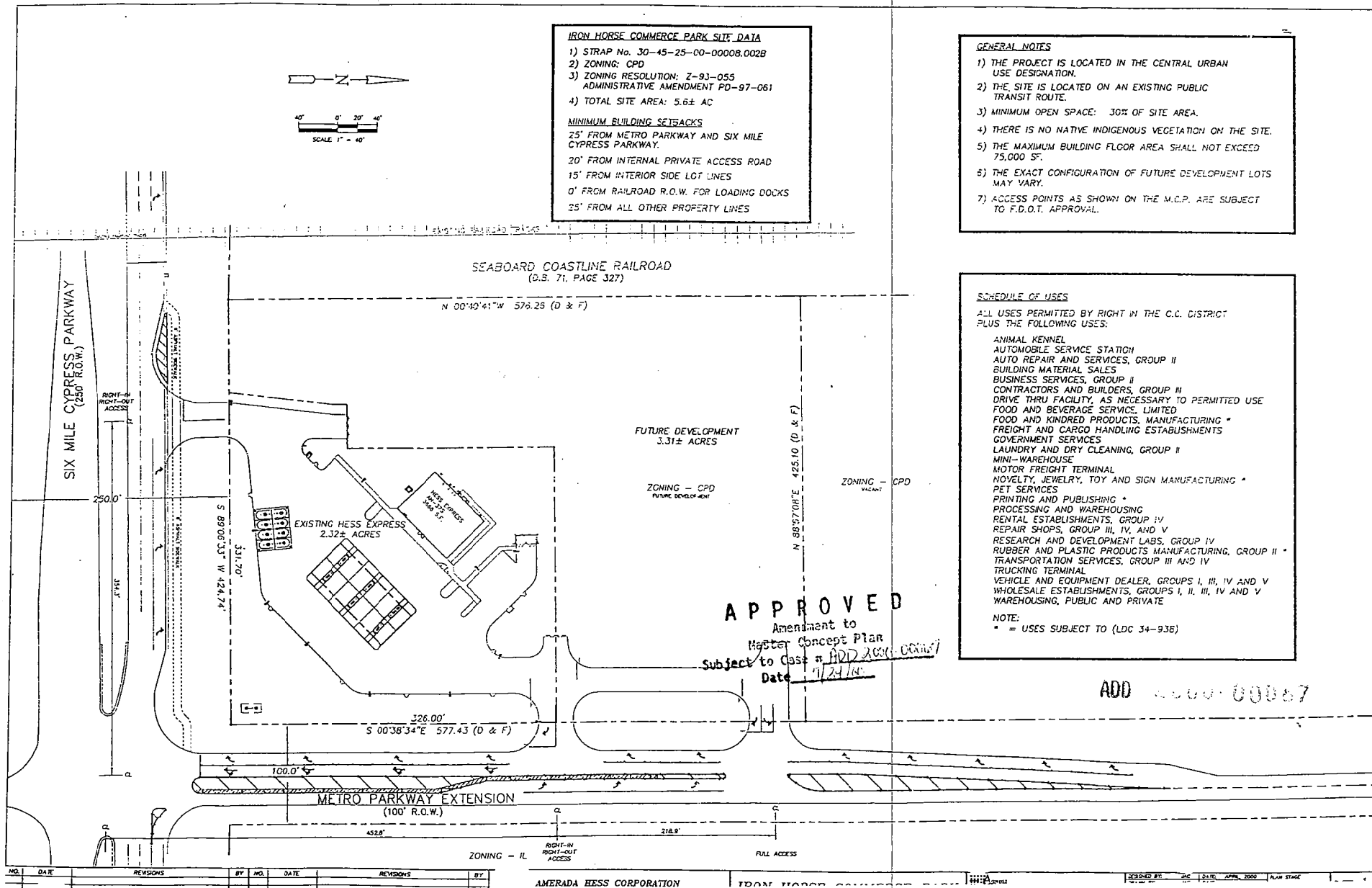
- ANIMAL KENNEL
- AUTOMOBILE SERVICE STATION
- AUTO REPAIR AND SERVICES, GROUP II
- BUILDING MATERIAL SALES
- BUSINESS SERVICES, GROUP II
- CONTRACTORS AND BUILDERS, GROUP III
- DRIVE THRU FACILITY, AS NECESSARY TO PERMITTED USE
- FOOD AND BEVERAGE SERVICE, LIMITED
- FOOD AND KINDRED PRODUCTS, MANUFACTURING *
- FREIGHT AND CARGO HANDLING ESTABLISHMENTS
- GOVERNMENT SERVICES
- LAUNDRY AND DRY CLEANING, GROUP II
- MINI-WAREHOUSE
- MOTOR FREIGHT TERMINAL
- NOVELTY, JEWELRY, TOY AND SIGN MANUFACTURING *
- PET SERVICES
- PRINTING AND PUBLISHING *
- PROCESSING AND WAREHOUSING
- RENTAL ESTABLISHMENTS, GROUP IV
- REPAIR SHOPS, GROUP III, IV, AND V
- RESEARCH AND DEVELOPMENT LABS, GROUP IV
- RUBBER AND PLASTIC PRODUCTS MANUFACTURING, GROUP II *
- TRANSPORTATION SERVICES, GROUP III AND IV
- TRUCKING TERMINAL
- VEHICLE AND EQUIPMENT DEALER, GROUPS I, III, IV AND V
- WHOLESALE ESTABLISHMENTS, GROUPS I, II, III, IV AND V
- WAREHOUSING, PUBLIC AND PRIVATE

NOTE:

* = USES SUBJECT TO (LDC 34-936)

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2000-00087
Date 7/24/00

ADD 2000-00087



NO.	DATE	REVISIONS	BY	NO.	DATE	REVISIONS	BY

AMERADA HESS CORPORATION

IRON HORSE COMMERCE PARK

11/11/00

DESIGNED BY: JAC 12/10/00 APRIL 2000 PLAN STAGE