

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00107

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Charles J. Basinait Esq. representing Amerada Hess Corporation filed an application for administrative approval to a Commercial Planned Development on a project known as Ironhorse Commerce Park to reconfigure the internal tract lines within the development on property located at 14690 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 Z-93-055 (with subsequent amendments in case numbers PD-97-061, ADD2000-00067 and Z-80-373); and

WHEREAS, the subject property is located in the Intensive Development 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 applicant, Charles J. Basinait, Esq. representing Amerada Hess Corporation, has requested an alteration to the internal boundaries within the development to provide for more flexibility in expanding the existing automobile service station; 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.

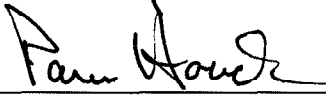
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, dated June 20, 2006. Master Concept Plan for ADD2006-00107 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 27th day of July, A.D., 2006.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

DR2988 PG33/40

EXHIBIT "A"

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.

Applicant's Legal Checked

by Am 14 JUNE 06

RECEIVED

JUN 08 2006

COMMUNITY DEVELOPMENT

Trustee's Deed

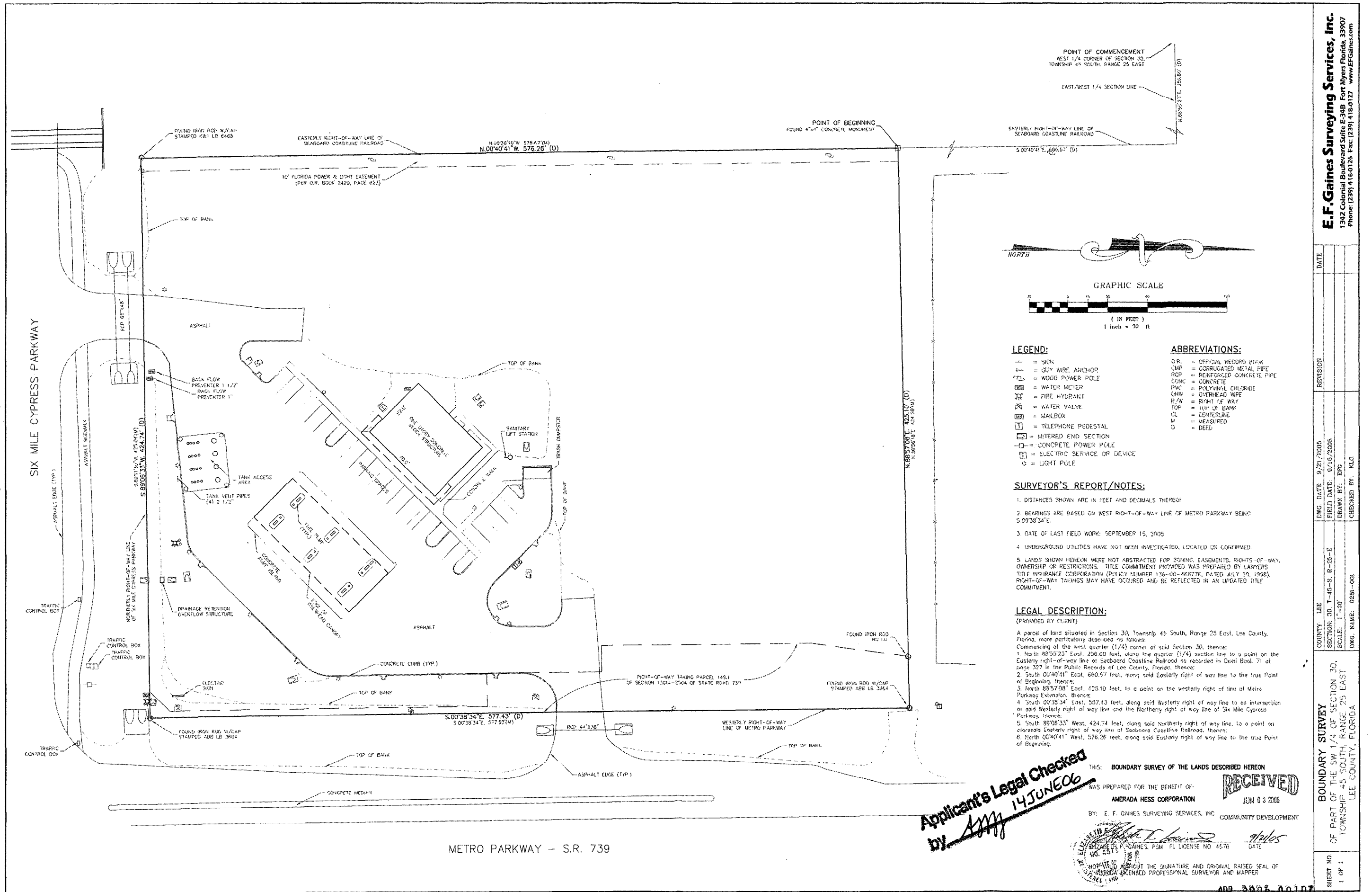
Grantor: Richard L. Purtz, Trustee

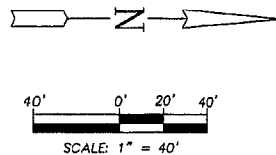
Grantee: Amerada Hess Corporation

98 JUL 20 PM 3:20

CHARLIE GREEN, CLERK
LEE COUNTY, FL

ADD 2006-00107





IRON HORSE COMMERCE PARK SITE DATA

- 1) STRAP No. 30-45-25-00-00008.002B
- 2) ZONING: CPD
- 3) ZONING RESOLUTION: Z-93-055
ADMINISTRATIVE AMENDMENT PD-97-061
- 4) TOTAL SITE AREA: 5.6± AC

MINIMUM BUILDING SETBACKS

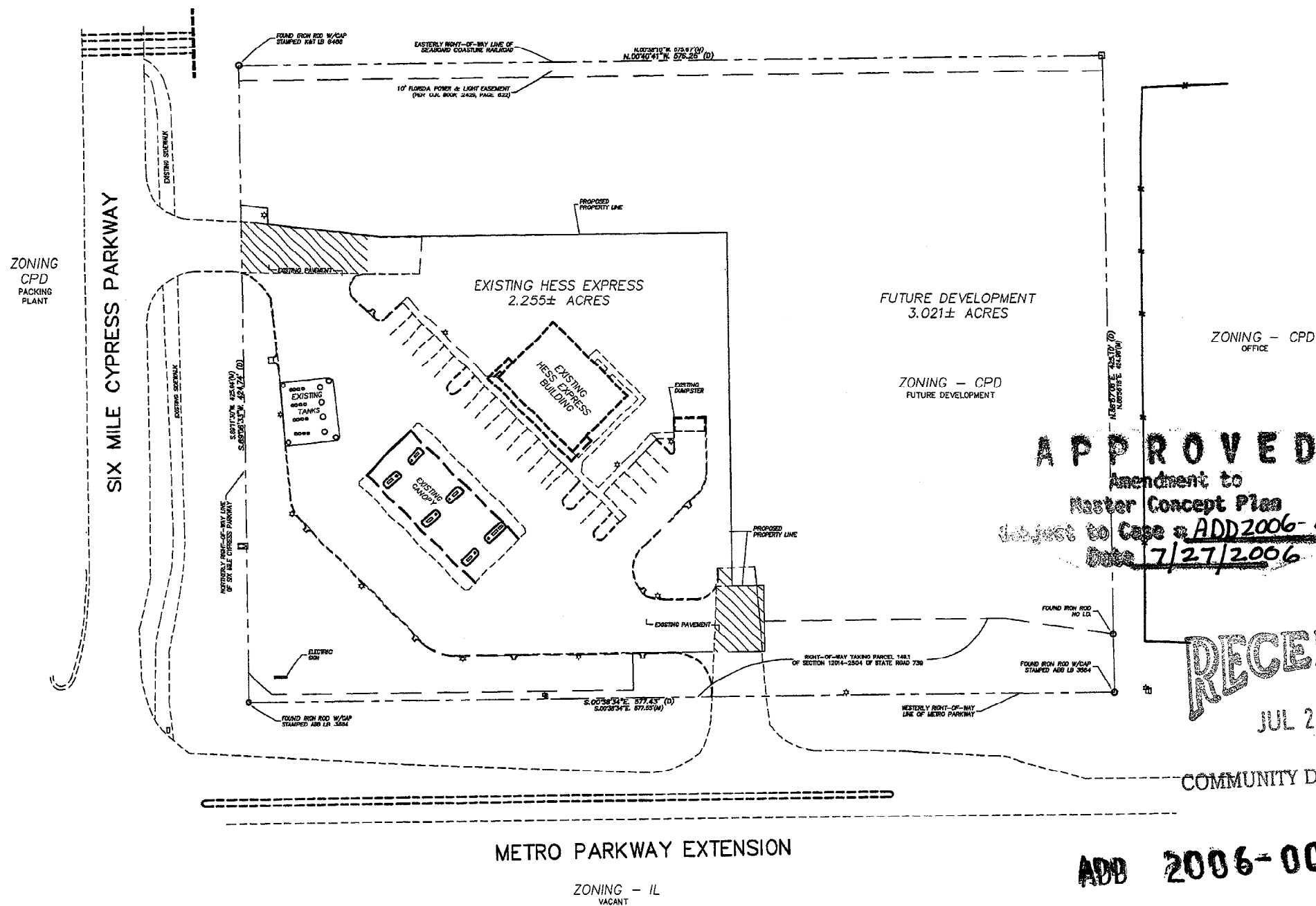
- 25' FROM METRO PARKWAY AND SIX MILE CYPRESS PARKWAY.
- 20' FROM INTERNAL PRIVATE ACCESS ROAD
- 15' FROM INTERIOR SIDE LOT LINES
- 0' FROM RAILROAD R.O.W. FOR LOADING DOCKS
- 25' FROM ALL OTHER PROPERTY LINES

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) PROPOSED ACCESS POINTS AS SHOWN ON THE M.C.P. ARE SUBJECT TO F.D.O.T. AND LEE COUNTY APPROVAL.

ZONING — AG-2
VACANT

SEABOARD COASTLINE RAILROAD
(D.B. 71, PAGE 327)



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 34-938)

NOTE: A CROSS ACCESS EASEMENT WILL BE PROVIDED TO BOTH PARCELS WITH TERMS AGREEABLE TO BOTH PARTIES.

LEGEND:

- EXISTING FEATURE
- PROPOSED CROSS ACCESS EASEMENT AREA

OWNER: HESS CORPORATION
ONE HESS PLAZA
WOODBIDGE, NEW JERSEY 07095

ADD 2006-00107

NO.	DATE	REVISIONS
1.	5/28/06	ADDED EASEMENT AND EASEMENT NOTE
2.	7/19/06	REMOVED PART OF LEGEND

IRON HORSE COMMERCE PARK
ZONING MASTER CONCEPT PLAN

R. COOK ENGINEERING, LLC

3012 RIVERVIEW BLVD.
BRADENTON, FL 34205
PHONE (941) 224-4839, FAX (941) 746-6514

DESIGNED	WRC
DRAWN	WRC
CHECKED	WRC
APPROVED	WRC
DATE	APRIL 2006
PROJECT NO.	09217
SHEET	1 OF 1