

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00051

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, Mr Al Quattrone, P.E filed an application for administrative approval to an Industrial Planned Development (IPD) on a project known as Alico Road Business Park for an administrative amendment to the Formosa Industrial Planned Development (IPD) on property located on the north side of the Alico Road and abutting Lee Road to the west, described more particularly as:

LEGAL DESCRIPTION: In Section 04, Township 46 South, Range 25 East, Lee County, Florida:

See Attachment "A".

WHEREAS, the property was originally rezoned in case number DCI2004-00092 Resolution #Z-05-066 with no subsequent amendments; and

WHEREAS, the subject property is located in the Industrial Development Future Land Use Category as designated by the Lee Plan; and

WHEREAS, condition #14 of Resolution #Z-05-066 says, "If the Tracts shown on the MCP are substantially reconfigured, either subdivided or recombined, the developer must amend the IPD approvals in accordance with LDC Sec. 34-380"; and

WHEREAS, the property owner has designated Al Quattrone, P.E. to act as agent for this application; and

WHEREAS, the agent submitted a Master Concept Plan which has reconfigured the Tracts from 66 lots to 68 lots; and

WHEREAS, the changes proposed only affect the northernmost lots; and

WHEREAS, the applicant has proposed minor changes to the lot numbers, lot sizes and proposes no change in the uses, intensity or density to the development; and

WHEREAS, these changes do not have any external impact, including to Fiddlesticks residential community to the north; and

WHEREAS, these changes do not have any impact on buffering, separation requirements, and is consistent with all of the conditions in #Z-05-066; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept 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; 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 the Formosa Industrial Planned Development (IPD) is **APPROVED**.

**Approval is subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated MARCH 13, 2006. Master Concept Plan for ADD2006-00051 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **The following changes to Resolution #Z-05-066 are approved:**
  - A. **Condition 2. A. (Page 4 of 12) "Schedule of Uses - Lot 66 67 and 68."**
  - B. **Condition 2. A. (Page 6 of 12) "Area of Reduced Intensity (Portion of Lots 66 67 and 68) three stories/30 feet. (See MCP)**
  - C. **Condition 2. A. (Page 6 of 12) "Area of Reduced Intensity (Portion of Lot 66 68) two stories/24 feet. (See MCP)**
3. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 21st day of April, A.D., 2006.

BY: \_\_\_\_\_



Pam Houck, Director  
Division of Zoning  
Department of Community Development

## DESCRIPTION

A PARCEL OF LAND BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3883, PAGE 2464 AND 2483 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SECTION 4, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION 4; THENCE NORTH 00°59'17"WEST ALONG THE NORTH-SOUTH 1/4 SECTION LINE, A DISTANCE OF 100.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALICO ROAD AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3208, PAGE 357 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 89°38'46"EAST ALONG SAID NORTH LINE, A DISTANCE OF 1.19 FEET TO AN ANGLE POINT; THENCE NORTH 89°44'24"EAST ALONG SAID NORTH LINE, A DISTANCE OF 226.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°59'17"WEST ALONG A LINE THAT IS PARALLEL TO SAID NORTH-SOUTH ¼ SECTION LINE, A DISTANCE OF 6175.65 FEET TO A POINT ON THE SOUTH DRAINAGE RIGHT OF WAY LINE RECORDED IN OFFICIAL RECORDS BOOK 3442, PAGE 3231 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 89°06'32"EAST ALONG SAID SOUTH LINE, A DISTANCE OF 910.22 FEET TO A POINT ON A LINE THAT IS 1506.33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH 01°05'06"EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3659.51 FEET TO AN ANGLE POINT; THENCE SOUTH 00°59'09"EAST ALONG A LINE THAT IS 1506.33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 4, A DISTANCE OF 2526.25 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF ALICO ROAD; THENCE SOUTH 89°44'24" WEST ALONG SAID NORTH LINE, A DISTANCE OF 916.38 FEET TO THE POINT OF BEGINNING. CONTAINING 129.77 ACRES, MORE OR LESS.

SUBJECT TO A 170 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 876, PAGE 610-613 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THE BEARINGS ARE BASED ON THE SOUTH LINE OF SAID SOUTHEAST ¼ OF SECTION 4, BEING NORTH 89°44'24"EAST AS ASSUMED MERIDIAN.

Applicant's Legal Checked

by Amy 20 APRIL 06

ADD 2006-00051

RECEIVED  
APR 19 2006

COMMUNITY DEVELOPMENT

### SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.  
ORIENTATION BASED ON THE SOUTH LINE  
OF SAID S.E. 1/4, AS BEARING N.89°44'24"E.  
NO SEARCH OF THE PUBLIC RECORDS WAS  
CONDUCTED BY THIS OFFICE.  
DESCRIPTIONS WERE PREPARED WITHOUT THE  
BENEFIT OF A TITLE SEARCH OR ABSTRACT  
UNLESS IT BEARS THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
PROFESSIONAL SURVEYOR AND MAPPER, AND  
BOTH SHEETS ARE INCLUDED, THIS MAP IS  
NOT VALID.  
THIS IS NOT A SURVEY!

### DESCRIPTION DRAWING

PARCEL OF LAND IN SECTION 4, T. 46 S., R.  
25 E., LEE COUNTY, FLORIDA

PREPARED BY

Mark A. Hatfield 4-19-06

MARK A. HATFIELD F.S.M. DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4155



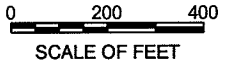
MORRIS - DEPEW ASSOCIATES, INC.

ENGINEERS \* PLANNERS \* SURVEYORS \* MAPPERS

2216 Altamont Avenue \* Fort Myers, Florida 33901 \* (239) 337-3993 \* (FAX) 337-3994

FLA. CERT. NO. LB6891

APR 19 2006



P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
O.R. = OFFICIAL RECORDS  
P.G. = PAGE  
SEC. = SECTION  
TWP. = TOWNSHIP  
RNG. = RANGE  
SF = SQUARE FEET

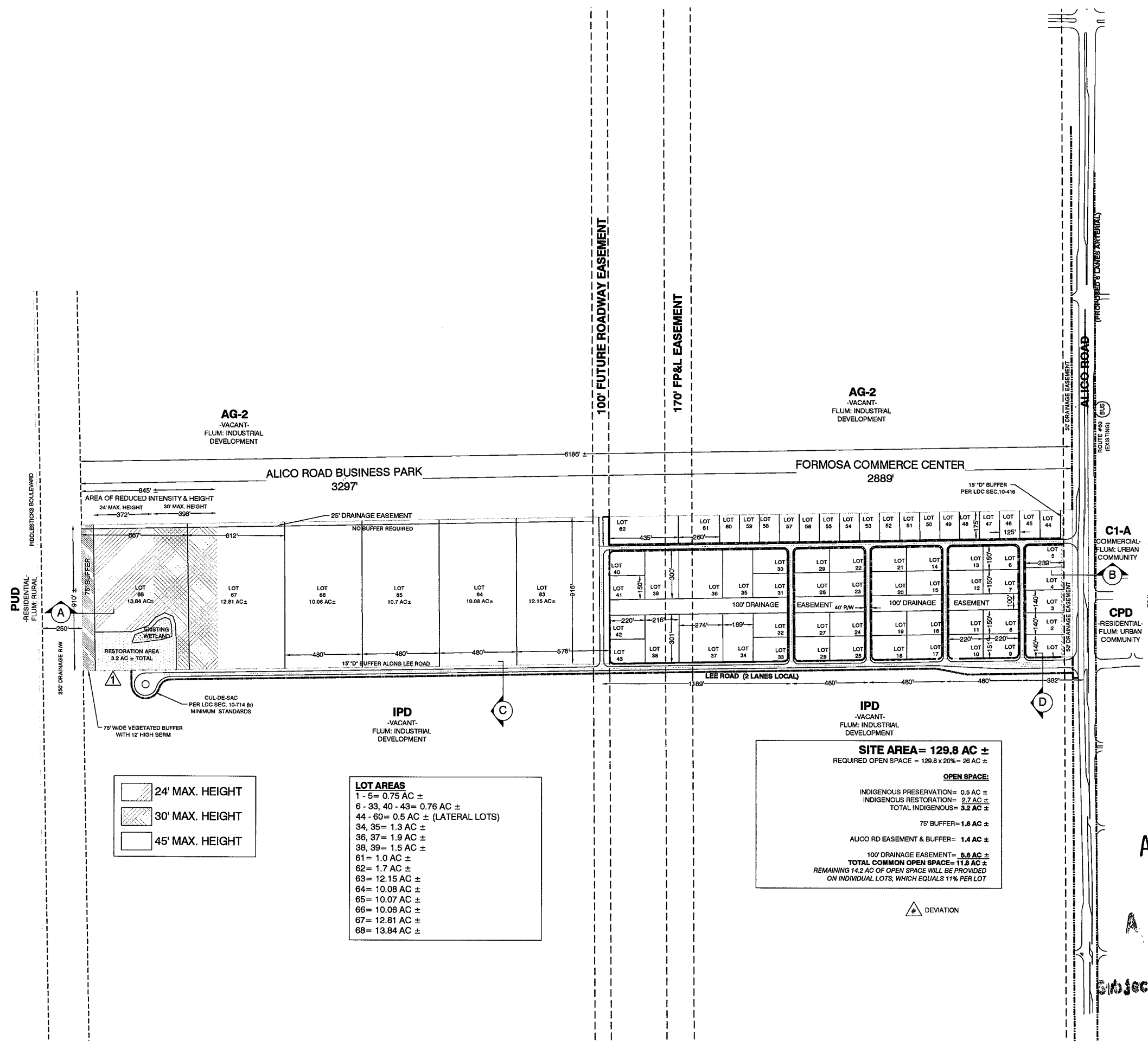
**DESCRIPTION DRAWING**  
**PARCEL OF LAND IN SECTION 4,**  
**T. 46 S., R. 25 E., LEE COUNTY,**  
**FLORIDA**

**MORRIS - DEPEW ASSOCIATES, INC.**  
**ENGINEERS \* PLANNERS \* SURVEYORS \* MAPPERS**  
 2216 Altamont Avenue \* Fort Myers, Florida 33901 \* (239) 337-3993 \* (FAX) 337-3994

FLA. CERT. NO. LB6891

JOB NO. 02154

**SHEET 2 OF 2**



## COMMUNITY DEVELOPMENT

ADD 2006-00051

APPROVED  
Amendment to  
Master Concept Plan  
Subject to Case # ADD2006-00051  
Date 4/21/06

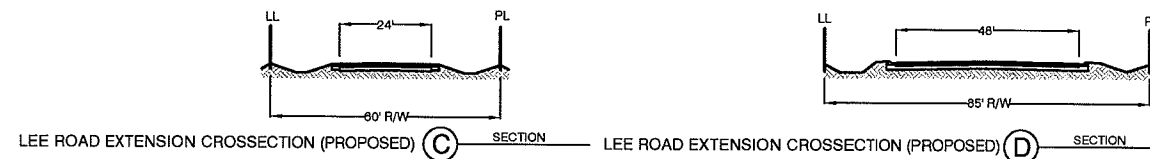
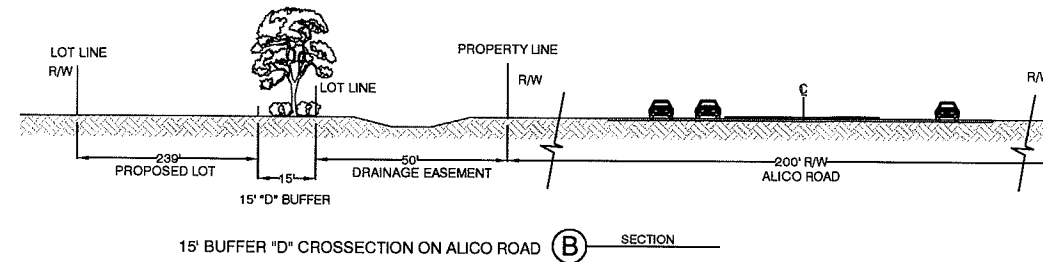
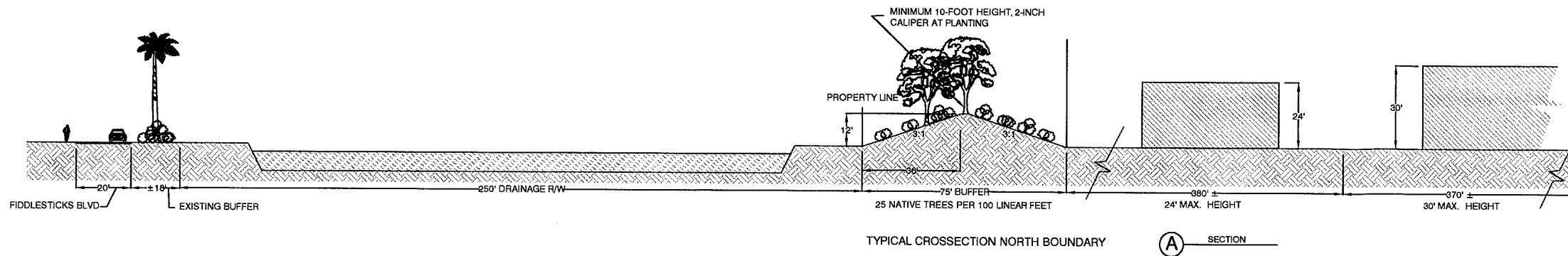
**MASTER CONCEPT PLAN**  
**FORMOSA COMMERCE CENTER**  
Formosa Commerce Center, LLC and Allico Road Business Park, LLC.  
Lee County, Florida

**Quatrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants  
11000 Metro Parkway, Suite 30 - Fort Myers, Florida 33912 - 239-934-5222  
Certificate of Authorization Number: 9465

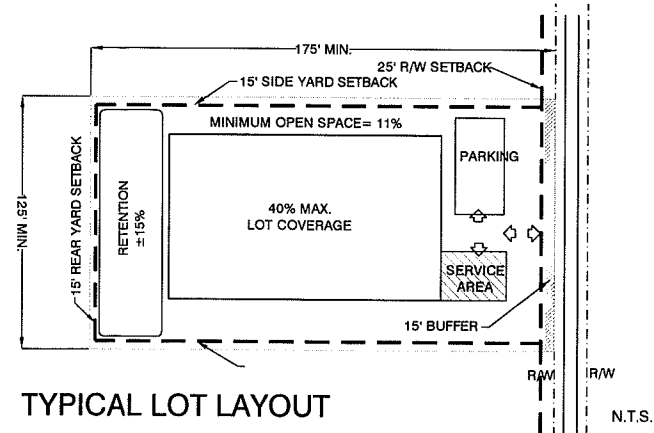
QA Project:  
051014

PLOTTED:  
WED. 3-1-2006 3:16 PM

**SHEET**  
**1**  
**OF 2**



TYPICAL CROSSECTION SCALE 1:50



# DEVIATION:

DEVIATION #1: DEVIATION FROM LDC 10-415(B)(1) WHICH REQUIRES DEVELOPMENTS WITH EXISTING INDIGENOUS VEGETATION TO PROVIDE 50% OF THEIR OPEN SPACE THROUGH THE ONSITE PRESERVATION OF EXISTING NATIVE VEGETATION COMMUNITIES, TO ALLOW THE PRESERVATION AND RESTORATION OF 3.2 ACRES OF INDIGENOUS NATIVE VEGETATION.

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RECEIVED  
MAR 13 2006

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DD 2006-00051

RECEIVED  
MAR 13 2006

COMMUNITY DEVELOPMENT

ZONING MASTER CONCEPT PLAN

FORMOSA COMMERCE CENTER, LLC  
FORMOSA COMMERCE CENTER

MORRIS - DEPEW ASSOCIATES, INC.  
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS  
2216 Althaus Avenue • Fort Myers, Florida 33901 • (239) 337-3993 • (FAX) 337-3994



MDA PROJECT: 04032B  
CHECKED BY: DWF DESIGNED BY: AZ  
DATE: 4/14/05  
SHEET 2/2

REVISIONS  
Revised per 01/10/05 Sufficiency Review Letter  
Revised per 02/18/05 Sufficiency Review Letter  
Revised per 05/2/05 Sufficiency Review Letter (5/10/05)  
Revised per 11/14/05 Lee County Attorney's Office (11/17/05)