

ADMINISTRATIVE AMENDMENT (PD) ADD2009-00068

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Alico Road Business Park, LLC filed an application for administrative approval to a Industrial Planned Development on a project known as Alico Road Business Park II to add Chemical and Allied Products Manufacturing, Group II to the approved schedule of uses on property located at 16111 and 16121 Lee Road, described more particularly as:

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

See Legal Description attached hereto as Attachment A

WHEREAS, the property was originally rezoned in case number DCI2004-00092 (with subsequent amendments in case numbers ADD2006-00051A and ADD2007-00079); and

WHEREAS, the subject property is located in the Industrial 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 has requested to administratively amend the Commercial Planned Development (CPD) to add "Chemical and Allied Products, Manufacturing Group II" to the schedule of uses; and

WHEREAS, the intent of the application is to allow a biodiesel manufacturing plant to of the Master Concept Plan; and

WHEREAS, the applicant is intending to convert used vegetable oil into a diesel fuel; and

WHEREAS, the applicant's Master Concept Plan is consistent with the Master Concept Plan per Z-05-06 and ADD2006-00051A; and

WHEREAS, this schedule of uses for the CPD currently allows Chemical and Allied Products Manufacturing, Group I, Electrical Machinery and Equipment Manufacturing, and Paper and Allied Products, Group II; and

WHEREAS, the proposed use is either similar to or less intensive than other commercial uses already allowed in the CPD; 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 Industrial Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **The Development must be in compliance with the Master Concept Plan Approved in Lee County Zoning resolution Z-05-006 and amended in ADD2006-00051A. The development must comply with the site plan titled "Formosa Industrial Park Tract 67" stamped received on October 1, 2009. The Site Plan for ADD2009-00068 is hereby APPROVED and adopted. A reduced copy is attached hereto as Attachment B.**

The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.

2. **Resolution Z-01-026 ,as amended , Condition 2.a. "Schedule of Uses" within the IPD district is hereby amended by adding "Chemical and Allied Products Manufacturing, Group II" limited to:**

Lot 67 and 68

Chemical and Allied Products, Manufacturing - Group II

DULY SIGNED this 16th day of October, A.D., 2009.

BY: _____


Pam Houck, Director

Division of Zoning

Department of Community Development

ATTACHMENT A

Legal Description

Tract 67, Formosa 129 Industrial Park, a subdivision, located in Section 04, Township 46 South, Range 25 East, according to the plat thereof on file and recorded in Instrument Book 2008000142731, of the Public Records of Lee County, Florida.

Strap Number






04-46-25-06-00000.00CE

&

04-46-25-05-00067.0000

ADD2009-00068

Legal Approved By: CSJ 10-5-09

 PROPOSED PAVEMENT
 PROPOSED CONCRETE
 PROPOSED STOP SIGN
 SITE BOUNDARY
 PROPOSED ELEVATION (NGVD)

_____ CENTER LINE
 _____ EXIST. FEATURES
 (PRKG., WALKS, ROADS, ETC.)
 _____ EXISTING ELEVATION (NGVD)

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH F.O.D.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE F.O.D.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
2. UPON COMPLIANCE OF ALL FEDERAL, STATE AND LOCAL REGULATIONS BY THE OWNER, THIS SITE MAY BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOOD. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF THE SUBSURFACE CONDITIONS EXIST WHICH MAY ADVERSELY EFFECT THE DEVELOPMENT OF THIS SITE. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED STRUCTURAL ENGINEER TO DETERMINE CORRECT FOUNDATION DESIGNS FOR ANY PROPOSED STRUCTURES ON THE SITE.
3. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
4. ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER. THE CONTRACTOR AND/OR ANY OF HIS SUBCONTRACTORS SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY OR ERRORS IN THE PLANS OR IF EXISTING CONDITIONS ARE NOT AS SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY THE LEE COUNTY DIVISION OF DEVELOPMENT SERVICES A MINIMUM OF 72 HOURS PRIOR TO ALL INSPECTIONS REQUIRED BY THE LEE COUNTY LAND DEVELOPMENT CODE.
7. THERE WILL BE NO ADVERSE IMPACTS TO GROUND OR SURFACE WATERS, WETLANDS, FLOOD PLAINS OR ADJACENT AREAS; OR ANY KNOWN ARCHEOLOGICAL SITES EXPECTED BY THE DEVELOPMENT OF THIS SITE. A "CERTIFICATE TO DIG" IS NOT REQUIRED FOR THIS PROJECT PER LEE COUNTY ARCHEOLOGICAL SENSITIVITY MAP.
8. ALL ELEVATIONS ARE BASED UPON NGVD 1929, REFER TO SURVEY FOR DESCRIPTION OF BENCHMARK.
9. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
10. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY DEWATERING, CLEARING OR TREE REMOVAL PERMITS REQUIRED FOR THIS PROJECT.
12. A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
13. OWNER SHALL INSURE THAT THE GENERAL CONTRACTOR COMPLIES WITH ALL REQUIREMENTS OF STORM WATER POLLUTION PREVENTION (SWPP3) ON THIS PLAN. IF THE PROJECT AREA IS MORE THAN 1 ACRE, THE OWNER SHALL FILE A NOTICE OF INTENT (NOI) WITH BOTH THE DEP AND LEE COUNTY DEVELOPMENT SERVICES AT LEAST 48 HRS. PRIOR TO THE START OF CONSTRUCTION.
14. ARTIFICIAL LIGHTING USED TO ILLUMINATE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREETS, SHINING ONLY ON THE SUBJECT SITE. ALL LIGHT FIXTURES TO BE FURNISHED WITH FLAT LENSES AND HONEY SHIELDS FULL CUTOFF TYPE TO LIMIT LIGHT POLLUTION FOR THE ADJACENT PROPERTIES, REFER TO LDC SECTION 34-425 (OUTDOOR LIGHTING STANDARDS), LIGHTING DESIGN BY OTHERS.
15. PER LEE TRAN, NO PUBLIC TRANSIT AMENITIES ARE REQUIRED IN CONJUNCTION WITH THIS PROJECT.
16. PROPOSED BUILDING FOOTPRINTS, PATIOS AND ACCESSORY STRUCTURES MAY BE MODIFIED WITHIN THE ALLOWABLE SETBACKS.
17. COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
18. THERE ARE NO APPARENT ENVIRONMENTALLY SENSITIVE LANDS OR HABITAT FOR ENDANGERED SPECIES ON THIS PARCEL.
19. THERE ARE NO APPARENT FLOWING IRRIGATION WELLS ON THIS PARCEL; IF ANY ARE FOUND DURING CONSTRUCTION, THEY WILL BE PLUGGED IN ACCORDANCE WITH SFWMD AND DEP PLUGGING REQUIREMENTS.
20. PRIOR TO THE START OF ANY CONSTRUCTION, PROVIDE A CONNECTION PERMIT FROM LDCOT OR FDOT WHICH EVER MAY BE APPLICABLE.
21. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF COMPLIANCE, PROVIDE TO DEVELOPMENT SERVICES A NOTICE OF APPROVAL FROM LDCOT FOR WORK WITHIN THE COUNTY R.O.W.
22. FOR SEPTIC TANKS WHEN REQUIRED, ELEVATIONS, SIZES OF TANKS AND DRAIN FIELDS AND REQUIRED DRAIN FIELD ELEVATION SHALL BE OBTAINED FROM THE APPROVED SEPTIC TANK PERMIT.
23. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
24. FOR THE UNDERGROUND SPRINKLER LINE SEE THE ENGINEER OF RECORDS 61015 FIRE PROTECTION DOCUMENTS FROM THE POINT OF SERVICE (POS). THIS IS NOT THE CIVIL ENGINEER'S RESPONSIBILITY. LDCOT REQUIREMENT MAINS 12" MINIMUM. LDCOT 10-385 (60) HYDRANTS FOR ALL INDUSTRIAL AREAS SHALL BE 300 FT. APART. LDCOT 10-385 (6) HYDRANTS REQUIRED WITHIN 400 FEET OF ANY PORTION OF THE BUILDING.
25. EXISTING PERIMETER FENCING WILL BE REMOVED PRIOR TO VERTICAL CONSTRUCTION AND/OR AS EXEMPTION TERMINATION.

TOTAL SITE AREA	558,021 SF	12.81 AC.	100.00%
MAIN BUILDING AREA	130,800 SF	3.00 AC.	23.44%
PAVEMENT AREA	220,199 SF	5.06 AC.	38.46%
CONCRETE AREA	15,126 SF	0.35 AC.	2.71%
LAKE EASEMENT AREA	94,408 SF	2.17 AC.	16.92%
LAKE WSWT AREA	57,393 SF	1.32 AC.	10.29%
PERVIOUS	134,503 SF	3.09 AC.	24.10%
TOTAL IMPERVIOUS AREA	366,125 SF	8.41 AC.	65.61%
TOTAL PERVIOUS AREA	134,503 SF	3.09 AC.	24.10%

OFFICE	
PARKING SPACES REQUIRED FOR 30% BUILDING AREA @ 1 SPACE/ 300 S.F.	= 131 SPACES
WAREHOUSE	
PARKING SPACES REQUIRED 1 SPACE / 2000 SF. FOR 70% BUILDING AREA	= 46 SPACES
MEZZANINE	
PARKING SPACES REQUIRED 1 SPACE / 300 S.F.	= 64 SPACES
TOTAL PARKING SPACES REQUIRED (INCLUDING 7 HANDICAP SPACES)	= 241 SPACES
TOTAL PARKING SPACES PROVIDED (INCLUDING 16 HANDICAP SPACES)	= 334 SPACES
PARKING ALLOCATION MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE REVISED BUILDING FOOTPRINTS. UNTIL THE ACTUAL USES AND SQUARE FOOTAGE ARE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT, THE REQUIRED NUMBER OF PARKING SPACES CANNOT BE DETERMINED. APPROVAL OF THE DEVELOPMENT ORDER DOES NOT ENSURE ADEQUATE PARKING FOR ALL USES.	

ROAD	25'	85.48'
SIDE YARD	10'	40.00'
REAR YARD	25'	210.32'
MAX. BUILDING HEIGHT (OR 3 STORY)	35'	35'

MINIMUM PAVEMENT ELEVATION:	CONTROL ELEVATION:
ELEV. 18.70' MIN. (18.64)	ELEV. 18.60
FINISH FLOOR ELEVATION:	PERIMETER BERM ELEVATION:
ELEV. 19.85' (19.54)	REFER TO MASTER FORMOSA 129 SPWMD. PERMIT
ZONING:	STRAP NUMBERS:
IPD INDUSTRIAL PLANNED DEVELOPMENT	04-46-25-00-00001.0070
SOILS:	FLUCCS CODE:
10 POMPANO FINE SAND	211 IMPROVED PASTURES
13 BOCA FINE SAND	4119 PINE FLATWOODS MELALEUCA INFESTED
27 IMMOKALEE SAND	411 PINE FLATWOODS
28 POMPANO FINE SAND DEPRESSIONAL	
FEMA FLOOD ZONE:	
THIS PROPERTY IS LOCATED IN FIRM COMMUNITY PANEL NO. 125124 03508, HAVING NO BASE FLOOD ELEVATION. DATED: 09-19-84.	

PERFORMED BY = SAN CARLOS FIRE DEPARTMENT
LOCATION = ALICO ROAD; HYDRANT NUMBER = 504
DATE = 01/06/06
TEST RESULTS = STATIC 60, RESIDUAL 45, PILOT 45, 1,912 GPM @ 20 PSI RESIDUAL

FIRE FLOW REQUIRED = 992 GPM AT 20 PSI
FIRE FLOW PROVIDED = 1,912 GPM AT 20 PSI
NOTE: PROPOSED BUILDING WILL BE SPRINKLED.
NOTE: FLOW RESULTS TAKEN FROM CLOSEST HYDRANT TO PROPOSED DEVELOPMENT

TO BE DESIGNED AS TYPE IV CONSTRUCTION, THEREFORE, C = 0.8
REQUIRED BASE FLOW = 18 x C x A
PHASE 1.
 $18 \times 0.8 \times \sqrt{15,200} + 3,800 \text{ MEZZANINE} = 1,985 \text{ GPM}$
THE USE OF THE BUILDING IS AN ORDINARY HAZARD OCCUPANCY (GROUP 1 OR 2) AND SPRINKLED.
 $1,810 \text{ GPM} \times 1.8 \times 0.50 = 992 \text{ GPM REQUIRED}$
AVAILABLE FIRE FLOW = 1,912 GPM AS TESTED ON 01/06/06
THE BUILDING WILL BE SPRINKLED

1. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.
2. ALL STORAGE AREAS / CONTAINERS SHALL BE ADEQUATELY SHIELDED PER LEE GROWTH DEVELOPMENT CODE.
3. ALL STORAGE AREAS / CONTAINERS SHALL MEET LEE COUNTY CODE.

THE CONFIGURATION AND LOCATION OF DUMPTSTER / RECYCLING AREAS MAY BE MODIFIED DURING CONSTRUCTION AS LONG AS THE ABOVE REQUIREMENTS AND AREAS BELOW ARE MAINTAINED.

INDUSTRIAL

NET BUILDING AREA = 130,800 S.F.
DISPOSAL AREA REQUIREMENTS = 619 S.F. (MINIMUM PER CODE FOR 130,800 S.F. BUILDING)

THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN ONE PHASE.

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
111000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912 • 239-936-5222
Certificate of Authorization Number: 9465

JAMES OTTENSMAHN, P.E.
FL. REG #14743

VALID ONLY WITH EMBOSSED SEAL
PLOTTED BY: fred
WED. 9-30-2009 9:53 AM

SHEET
SD-1
1 OF 18