

**Lee County Board of County Commissioners  
Agenda Item Summary**

Blue Sheet No. 20031328

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Adopt resolution amending the Jetport Interstate Commerce Park DRI Development Order and DRI Map H.

**WHY ACTION IS NECESSARY:** Florida Statutes requires Board approval of amendments to developments of regional impact.

**WHAT ACTION ACCOMPLISHES:** Amends the DRI Development Order and Master Development Plan (Map H) for the Jetport Interstate Commerce Park DRI through an expedited process in accordance with Florida Statutes and the Lee County Land Development Code.

**2. DEPARTMENTAL CATEGORY:**  
COMMISSION DISTRICT #

*A12A*

**3. MEETING DATE:**

*11-25-2003*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:**  
(Specify)

- STATUTE 380.06(19)(e) (2)
- ORDINANCE LDC34-145 (d)(1)c
- ADMIN. CODE
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
- B. DEPARTMENT County Attorney & DCD
- C. DIVISION Zoning & Land Use
- BY: *Donna Marie Collins*  
Donna Marie Collins  
Assistant County Attorney

**7. BACKGROUND:** The Jetport Interstate Commerce Park DRI was adopted by the Board of County Commissioners in July 1987. Since that time, the development order has been amended four times. Richard L. Darby, Managing Member of Cinnamon Pass, LLC, has petitioned to amend the governing DRI development order and the Master Development Plan (Map H) to allow for a place of worship land use on a 3±-acre tract within the project.

The Lee County Land Development Code states that after staff review and recommendation, certain amendments to DRI development orders may proceed directly to the Board of County Commissioners and will be scheduled on the Administrative Agenda of a regular weekly meeting. The Board may vote on this amendment based upon the recommendation of staff without review by the Hearing Examiner.

Staff supports the requested amendment to the DRI development order. The change will not create a likelihood of additional regional impact. Accordingly, staff recommends the Board adopt the attached Resolution amending Map H of the Jetport DRI Development Order.

Attachment: Resolution amending the DRI Development Order and Master Development Plan (Map H) of the Jetport DRI (5th Development Order Amendment)

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
				<i>LD</i>	<i>11/7/03</i>				
				<i>AD</i>	OA	OM	RISK	GC	<i>11-10-03</i>
				<i>AD</i>	<i>11/6/03</i>	<i>11/6/03</i>	<i>11/6/03</i>	<i>11/6/03</i>	

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

CO. ATTY.  
FORWARDED TO:  
*AD*  
*11/6/03*

RECEIVED BY  
COUNTY ADMIN: *RK*  
*11/6/03*  
2:45 pm SLT  
COUNTY ADMIN  
FORWARDED TO: *DS*  
*11/10/03*

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, AMENDING THE JETPORT INTERSTATE COMMERCE PARK DRI DEVELOPMENT ORDER AND THE MASTER PLAN OF DEVELOPMENT (MAP H).**

WHEREAS, the Lee County Board of Commissioners adopted a DRI Development Order for the Jetport Interstate Commerce Park DRI on July 13, 1987 (DRI No. 7-8586-68); and

WHEREAS, the DRI Development Order was subsequently amended on July 14, 1987, August 18, 1997, November 18, 1997, and May 19, 2003; and

WHEREAS, Richard L. Darby, Managing Member of Cinnamon Pass, LLC, has petitioned to amend the DRI Development Order and Master Development Plan (Map H) to allow for a place of worship land use on a 3±-acre tract; and

WHEREAS, the Southwest Florida Regional Planning Council staff has opined that the amendment of the DRI development order approvals to include a place of worship within the project is a minor change as contemplated by Chapter 280.06(19)(e)(2)j, Florida Statutes; and

WHEREAS, the proposed changes to the Jetport Interstate Commerce Park DRI Development Order and Map H do not constitute a substantial deviation and qualifies for expedited processing pursuant to Florida Statutes §380.06(19)(e)2 and Land Development Code §34-145(d)(1)c.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA that:

1. The above stated recitals are incorporated into this Resolution by reference.
2. Section I.A. of the Jetport Interstate Commerce Park (Jetport) DRI is hereby amended as follows:

**I. FINDINGS OF FACTS/CONCLUSIONS OF LAW:**

- A. The Jetport Interstate Commerce Park Development is a mixed use of Development of Regional Impact (DRI). The development consists of commercial and industrial uses on 159.56 acres of land located at the Southeast corner of I-75

and Daniels Parkway. The proposed development plans to divide the site into sixty (60) separate lots, thirteen (13) tourist commercial lots and forty-seven (47) light industrial lots which will contain 817,300 square feet of industrial plant/park space, 120,000 of commercial space, and 600 hotel or motel units, and a place of worship. Approximately 22.12 acres of the site will be dedicated as road right-of-way and 45.9 acres will be utilized as storm water retention areas. The infrastructure development will occur in one phase with the build out of individual lots by July 12, 2004.

3. The Jetport DRI Master Development Plan is amended to reflect the general location of the place of worship land use as reflected in the attached Exhibit "A".

4. This Resolution and its exhibits constitute the Fifth Development Order Amendment to the Jetport Development of Regional Impact. All other terms and conditions of the Development Order as previously amended remain unchanged.

5. Certified copies of this Resolution and the revised DRI Development Order will be forwarded to the Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, and other appropriate agencies. This amendment is rendered as of the date of transmittal, but will not be effective until the expiration of the statutory appeals period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Once effective, the Notice of Adoption of this Development Order Amendment must be recorded as provided for in Chapter 380, Florida Statutes.

The motion to adopt this Resolution was offered by Commissioner \_\_\_\_\_, and seconded by Commissioner \_\_\_\_\_, and, upon poll of the members present, the vote was as follows:

Robert P. Janes  
Douglas R. St. Cerny  
Ray Judah  
Andrew W. Coy  
John E. Albion

DULY PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2003.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Chairman

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Donna Marie Collins  
Office of the County Attorney

Exhibit A: Master Development Plan for Jetport Interstate Commerce Park DRI (Map H)  
dated November 2003

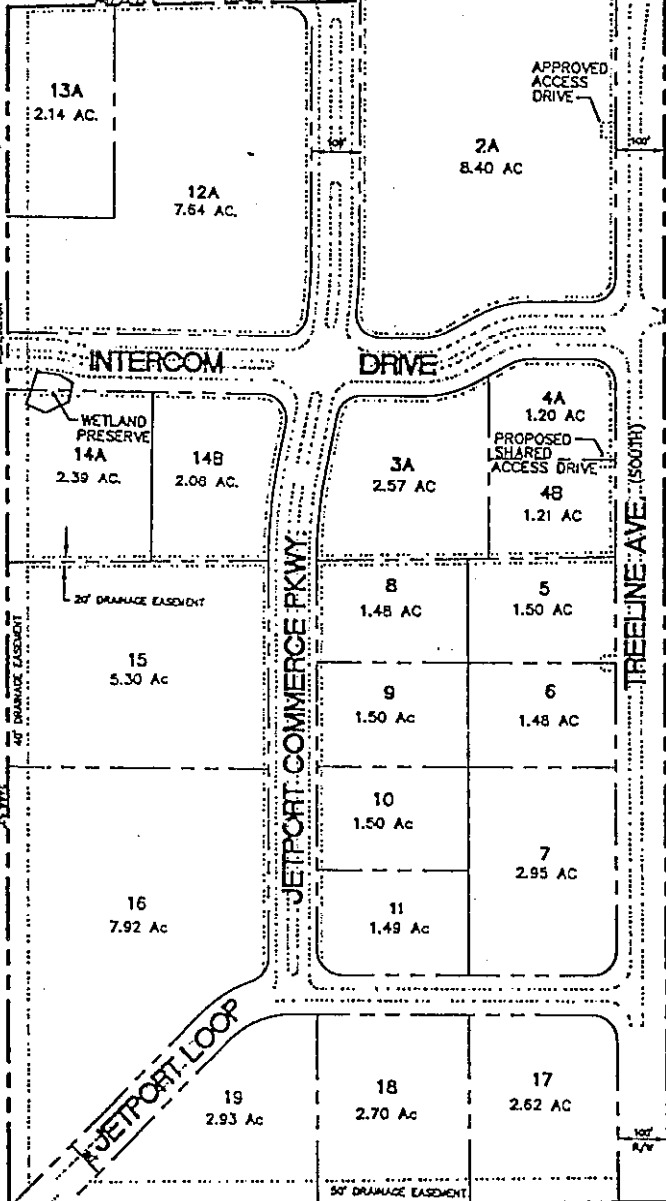
16087-G1-A.dwg 7/29/97

# DANIELS PARKWAY

TREELINE AVE

EX. MEDIAN TO BE CLOSED  
EX. RIGHT-IN-OUT TO REMAIN

EX. FRONTAGE ROAD (TO REMAIN)



### PROPOSED LAND USE

LOTS 2A, 3A, 4A, 4B, 12A, 13A, 14A & 14B: CT (COMMERCIAL TOURIST) 36.46 AC.±

LOTS 5-11 & 15-38: IL LIGHT INDUSTRIAL, PLACE OF WORSHIP & BUFFER AREA 123.10 AC.±

ALL LOTS SERVED BY PUBLIC WATER AND SEWER

### MAXIMUM DEVELOPMENT AREA

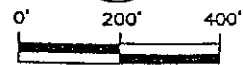
817,300 SF	INDUSTRIAL
120,000 SF	COMMERCIAL
600 SF	MOTEL UNITS

(C.T.) ZONING

(IL) ZONING

50' DRAINAGE EASEMENT

50' DRAINAGE EASEMENT



## JETPORT/INTERSTATE COMMERCE PARK

### LEE COUNTY, FLORIDA

### DEVELOPMENT OF REGIONAL IMPACT

### MASTER DEVELOPMENT PLAN

MAP

H

96087 G2-A.dwg 9/5/97

**LAND AREA USES**

LOTS 1-4 & 12A,13A,14A & 14B: (CT)

R/W AREA: 6.23 AC.±  
 STORMWATER RETENTION: 8.74 AC.±  
 EFFECTIVE LOT AREA: 21.49 AC.±  
 TOTAL (CT) AREA: 36.46 AC.±

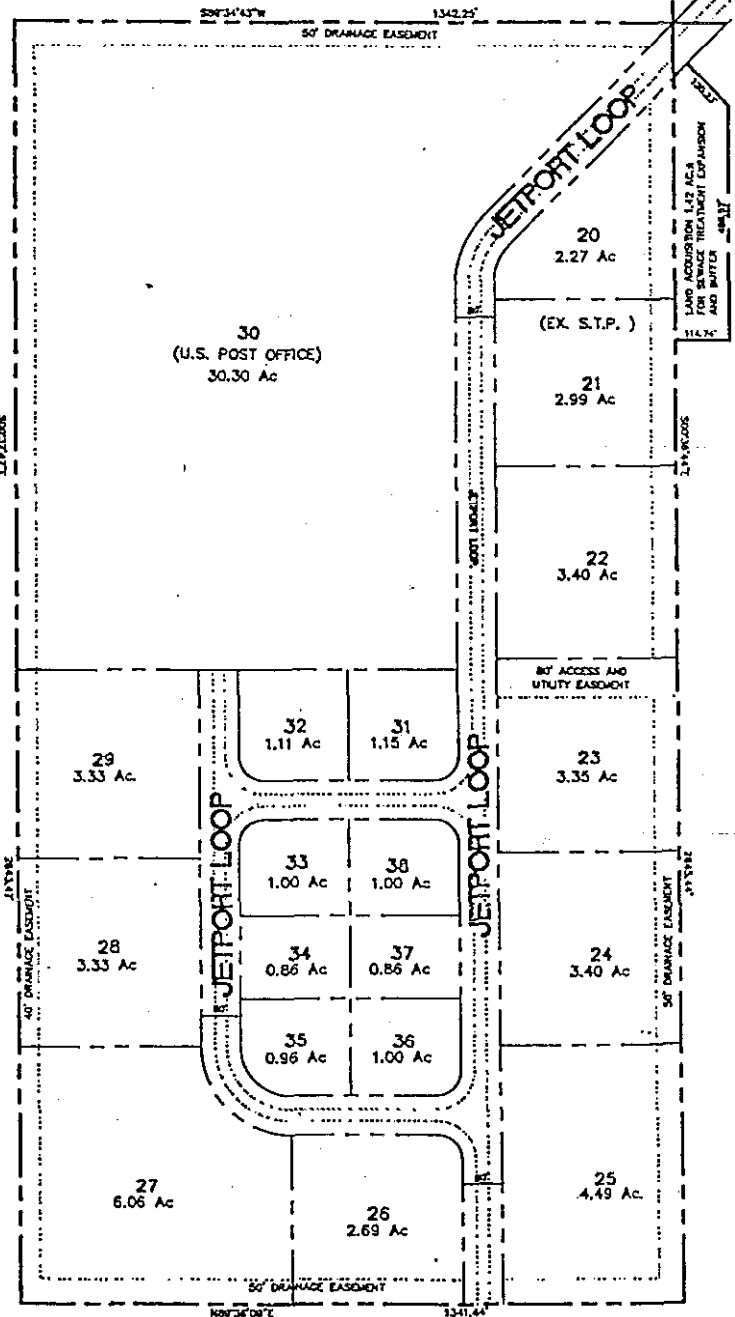
LOTS 5-11 & 15-38: (IL)

R/W AREA: 15.94 AC.±  
 STORMWATER RETENTION: 31.00 AC.±  
 EFFECTIVE LOT AREA: 74.74 AC.±  
 TOTAL (IL) AREA: 121.68 AC.±

BUFFER/EXPANSION 1.42 AC.±

ALL LOTS SERVED BY PUBLIC WATER AND SEWER

INTERSTATE 75



JETPORT/INTERSTATE  
 COMMERCE PARK

LEE COUNTY, FLORIDA

DEVELOPMENT OF REGIONAL  
 IMPACT

MASTER DEVELOPMENT  
 PLAN

MAP

H

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