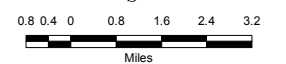
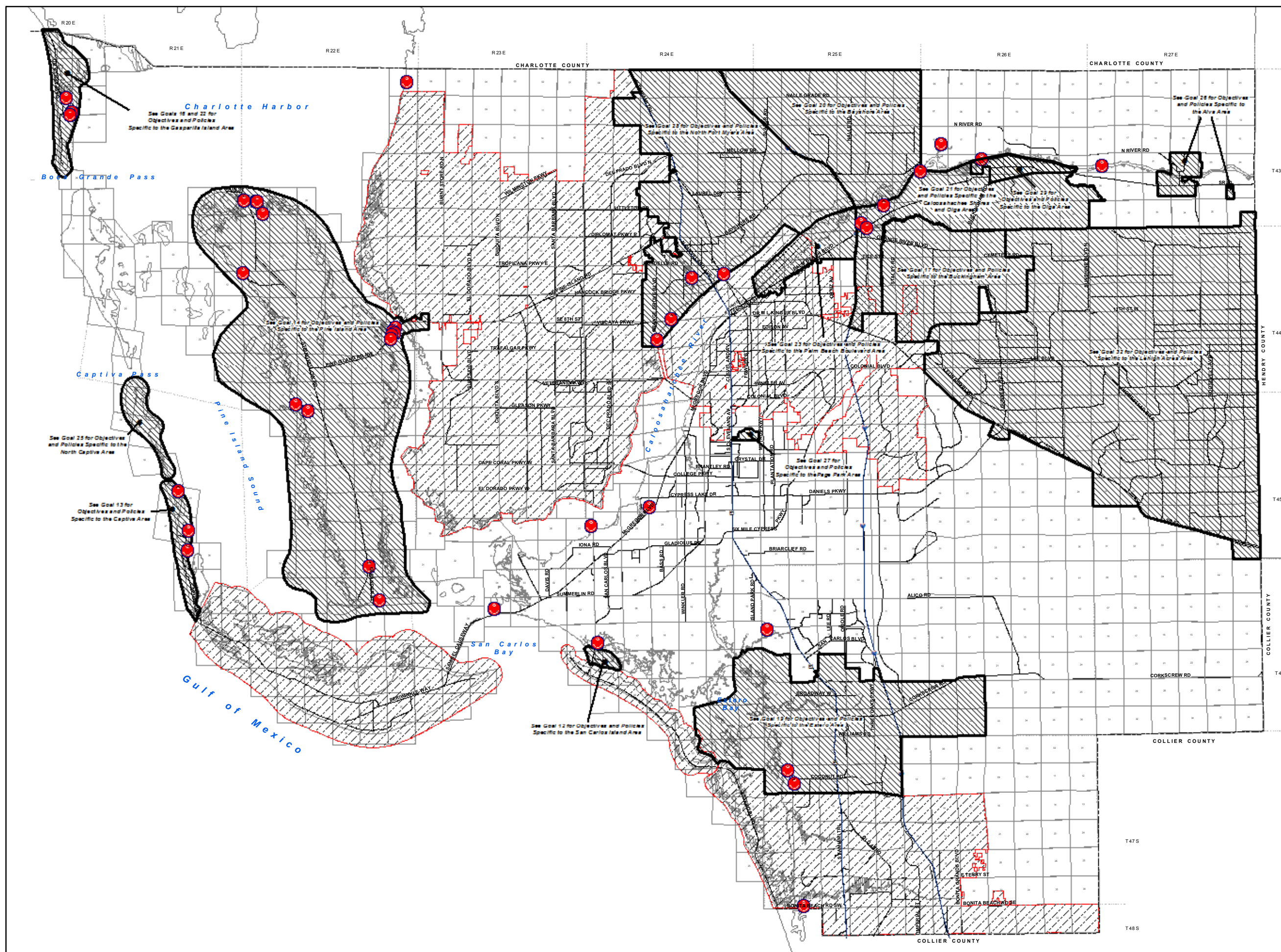


# SPECIAL TREATMENT AREAS

## Legend

### Water Dependent Overlay Status

-  Current
- See Maps 2 and 12 for Details
-  Community Planning Areas
-  City Limits



Map Generated: February 2011  
City Limits current to date of map generation

Last Amended: June 2, 2010  
Amended by Ordinance Nos.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
09-07, 09-08, 09-09, 09-10, 09-11, 10-16

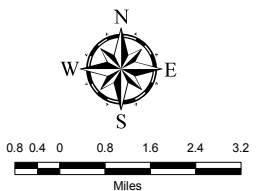


# SPECIAL TREATMENT AREAS

## Legend

### Water Dependent Overlay Status

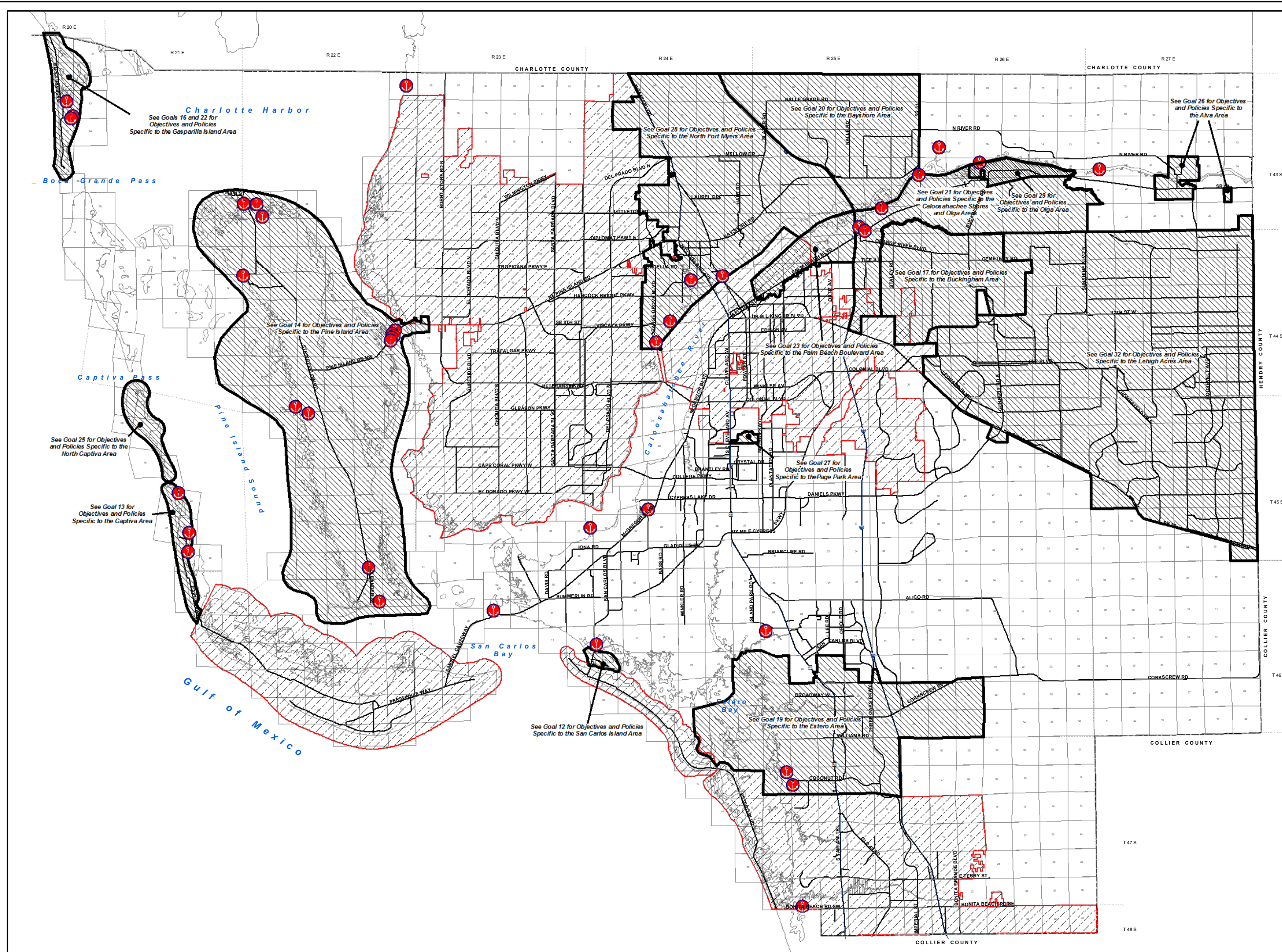
-  Current  
 See Maps 2 and 12 for Details  
 Community Planning Areas  
 City Limits



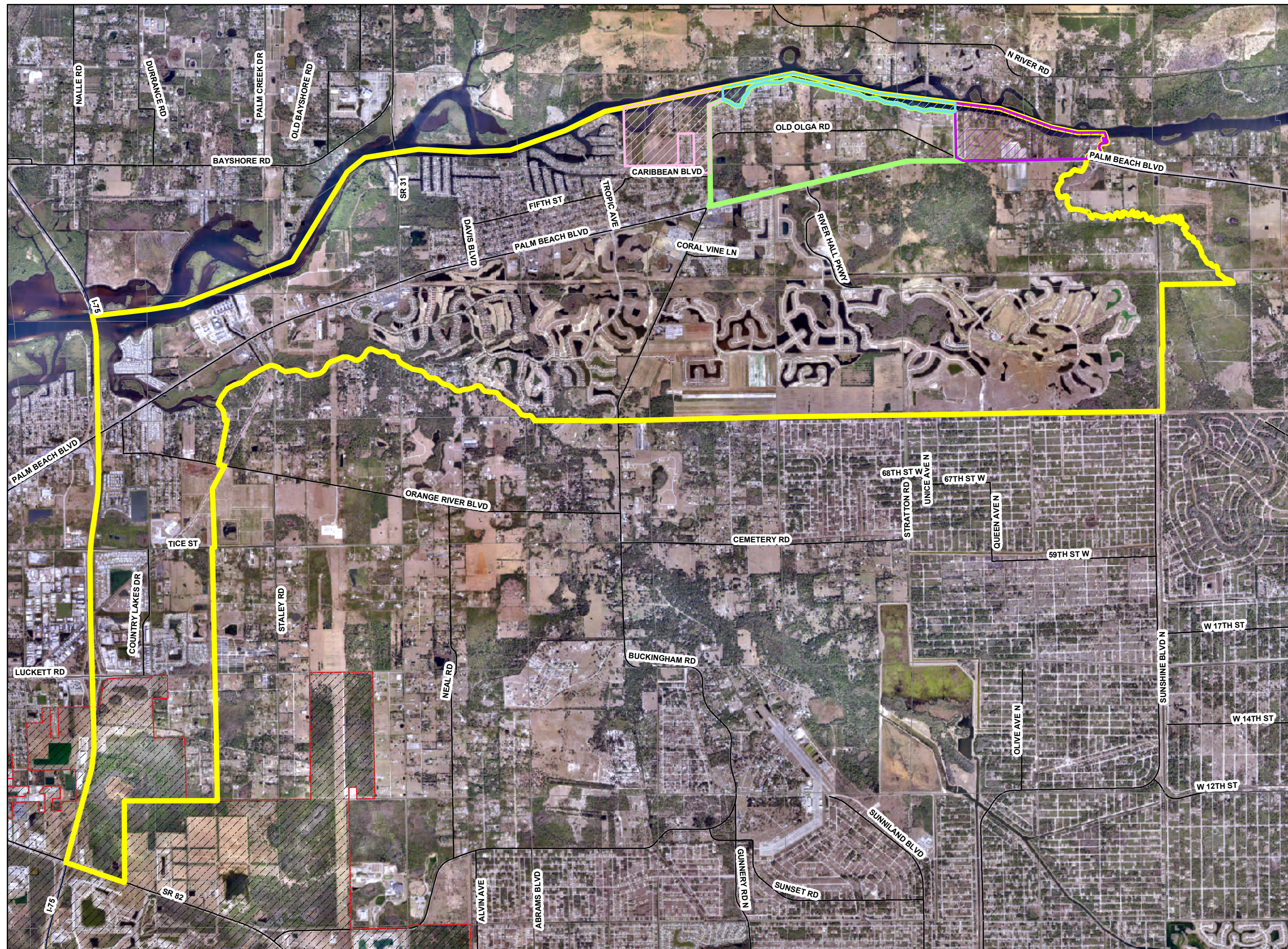
Map Generated: February 2011  
City Limits current to date of map generation

Last Amended: June 2, 2010  
Amended by Ordinance Nos.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
09-07, 09-08, 09-09, 09-10, 09-11, 10-16

**Lee Plan Map 1**  
**Page 2 of 8**







# SPECIAL TREATMENT AREAS

Portion of Map

CPA 2010-00022  
Coloosahatchee Shores  
Community Plan Clarification

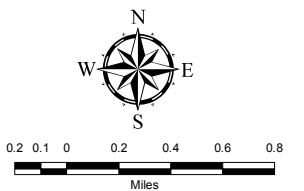
## Legend

### Community Planning Areas

- Caloosahatchee Shores
- Olga

### Addition to Olga

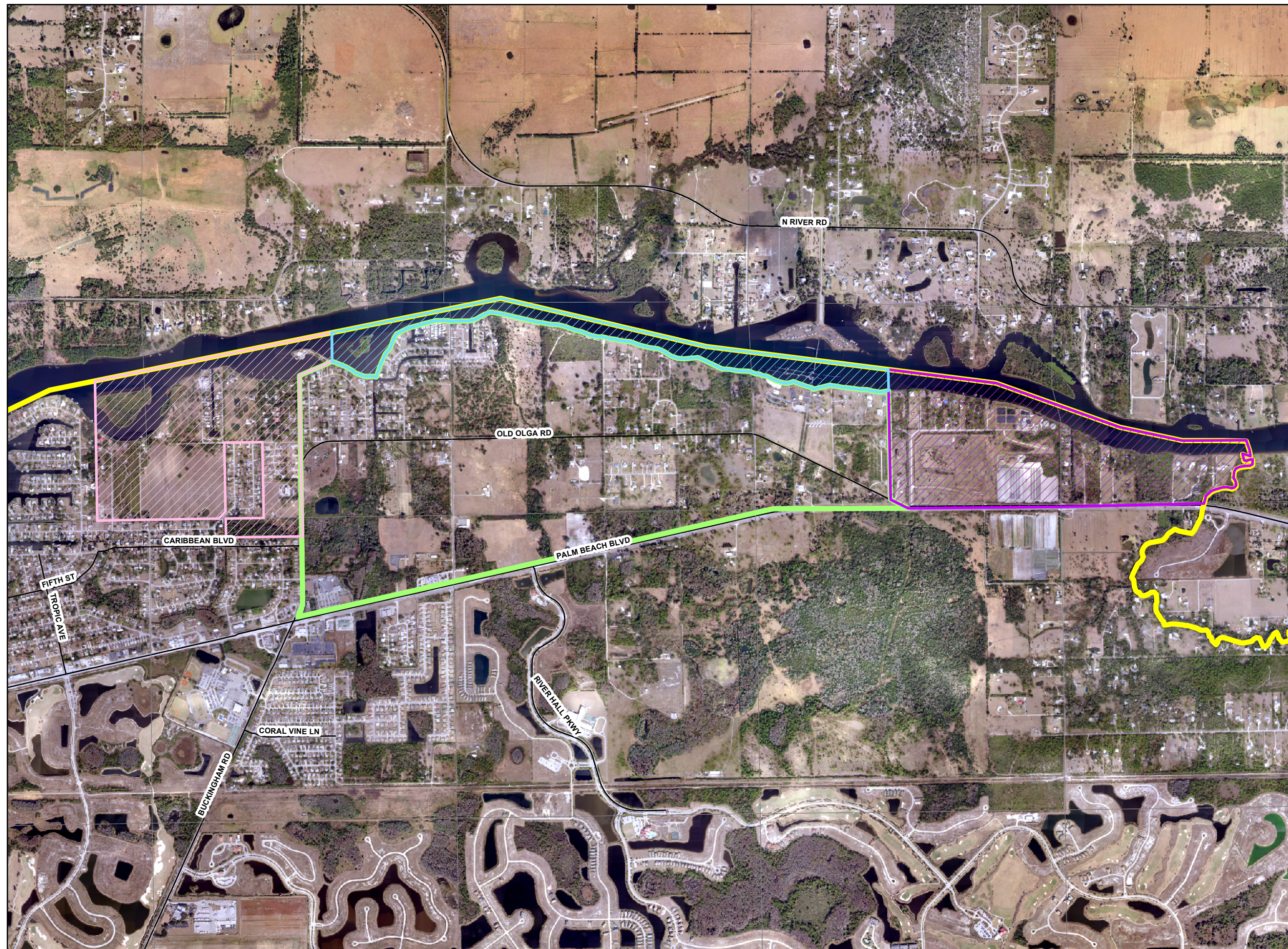
- East Addition
- River
- West Addition
- City Limits



Map Generated: February 2011  
City Limits current to date of map generation

Last Amended: June 2, 2010  
Amended by Ordinance Nos.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
09-07, 09-08, 09-09, 09-10, 09-11, 10-16





# SPECIAL TREATMENT AREAS

Portion of Map

CPA 2010-00022  
Coloosahatchee Shores  
Community Plan Clarification

Olga Community

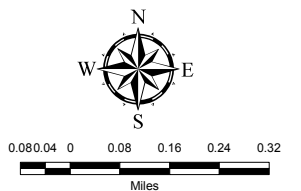
## Legend

### Community Planning Areas

- Caloosahatchee Shores
- Olga

### Addition to Olga

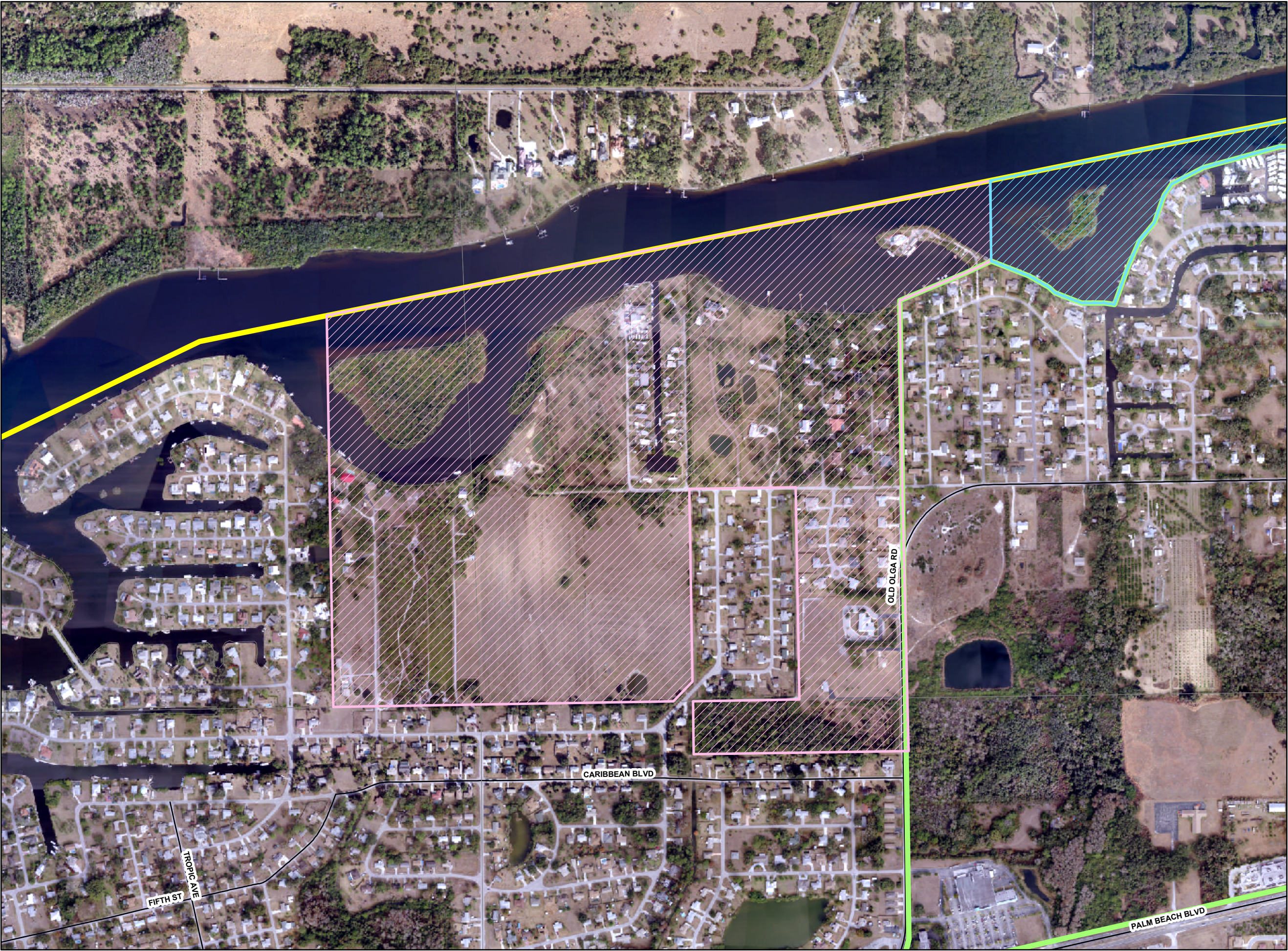
- East Addition
- River
- West Addition
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Map Generated: February 2011  
City Limits current to date of map generation

Last Amended: June 2, 2010  
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02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
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# SPECIAL TREATMENT AREAS

Portion of Map

CPA 2010-00022  
Coloosahatchee Shores  
Community Plan Clarification

Olga Community  
West Addition

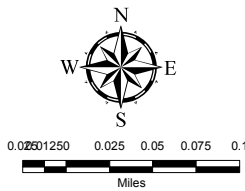
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- Caloosahatchee Shores
- Olga

### Addition to Olga

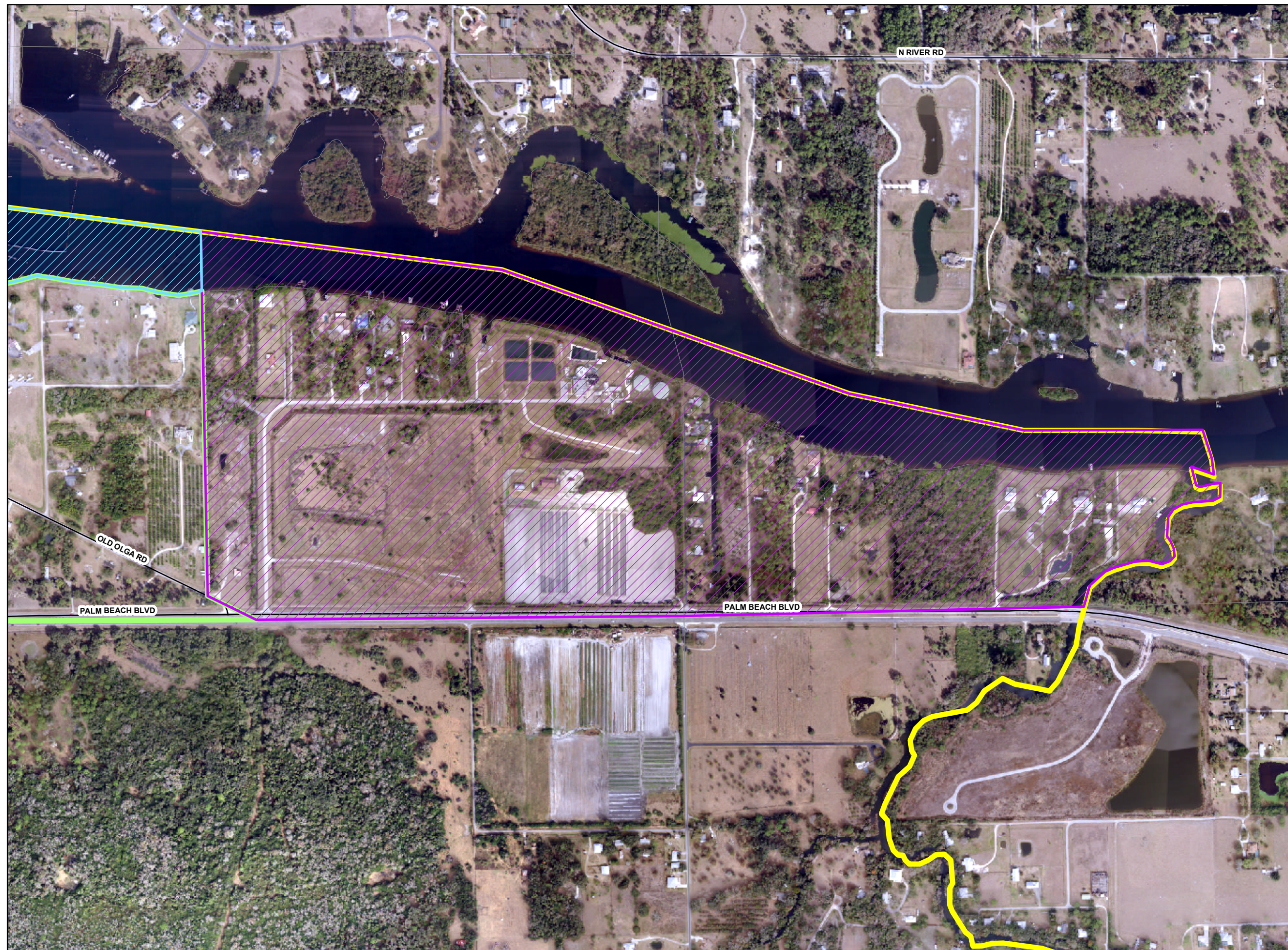
- East Addition
- River
- West Addition
- City Limits



Map Generated: February 2011  
City Limits current to date of map generation

Last Amended: June 2, 2010  
Amended by Ordinance Nos.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
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# SPECIAL TREATMENT AREAS

Portion of Map

CPA 2010-00022  
Caloosahatchee Shores  
Community Plan Clarification

Olga Community  
East Addition

## Legend

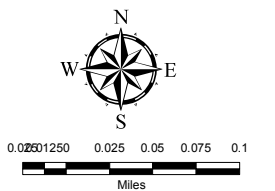
### Community Planning Areas

- Caloosahatchee Shores
- Olga

### Addition to Olga

- East Addition
- River
- West Addition

- City Limits



Map Generated: February 2011  
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02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
09-07, 09-08, 09-09, 09-10, 09-11, 10-16



## Caloosahatchee Shores Community Planning Committee

Ms. Kathie Ebaugh

Mr. Matt Noble

Lee County Department of

Community Development

P.O.Box398, Fort Myers Fl 33902

February 8, 2011

As we came closer to the finalization of the Caloosahatchee Shores Plan language, it became apparent, to our planning committee, that the Map of the boundaries did not accurately define the boundaries of the sub-tending Olga community area. A review of the existing Olga Community Plan boundary map highlighted an error of omission. It appears that the existing Olga Plan had as a central focus a location approval of a minor neighborhood commercial node. The Olga Community Map included in the plan, in our opinion, tried to define an impact area rather than the total Olga Community.

Rather than speculate on the defining boundaries of the Olga Community, the Caloosahatchee Shores Planning Committee went back in history to a time where Olga was the only named community between the Orange River to the west and Hickey Creek to the East, north of Owanita Rd. (a.k.a S.R.80). Three signature events later sub divide Olga, construction of the FPL plant, building of the S.R. 31 Bridge, and the establishment of the Fort Myers Shores Community development.

Using the six sub division plat records for Fort Myers Shores then plotting them as an overlay on current street maps, clearly define the remaining area as **OLGA**.

As a matter of fairness and correctness to the Olga Community Identity, please amend the Community Plan map to reflect this update. Our committee, working with the Olga Organization, has confirmed the information provided herein.

*Ed Kimball*

Chair- Caloosahatchee Shores

Planning Committee



# **OLGA COMMUNITY PLANNING COMMITTEE**

Ms. Kathie Ebaugh

Mr. Matt Noble

Lee County Department of

Community Development

P.O.Box398, Fort Myers Fl 33902

February 8, 2011

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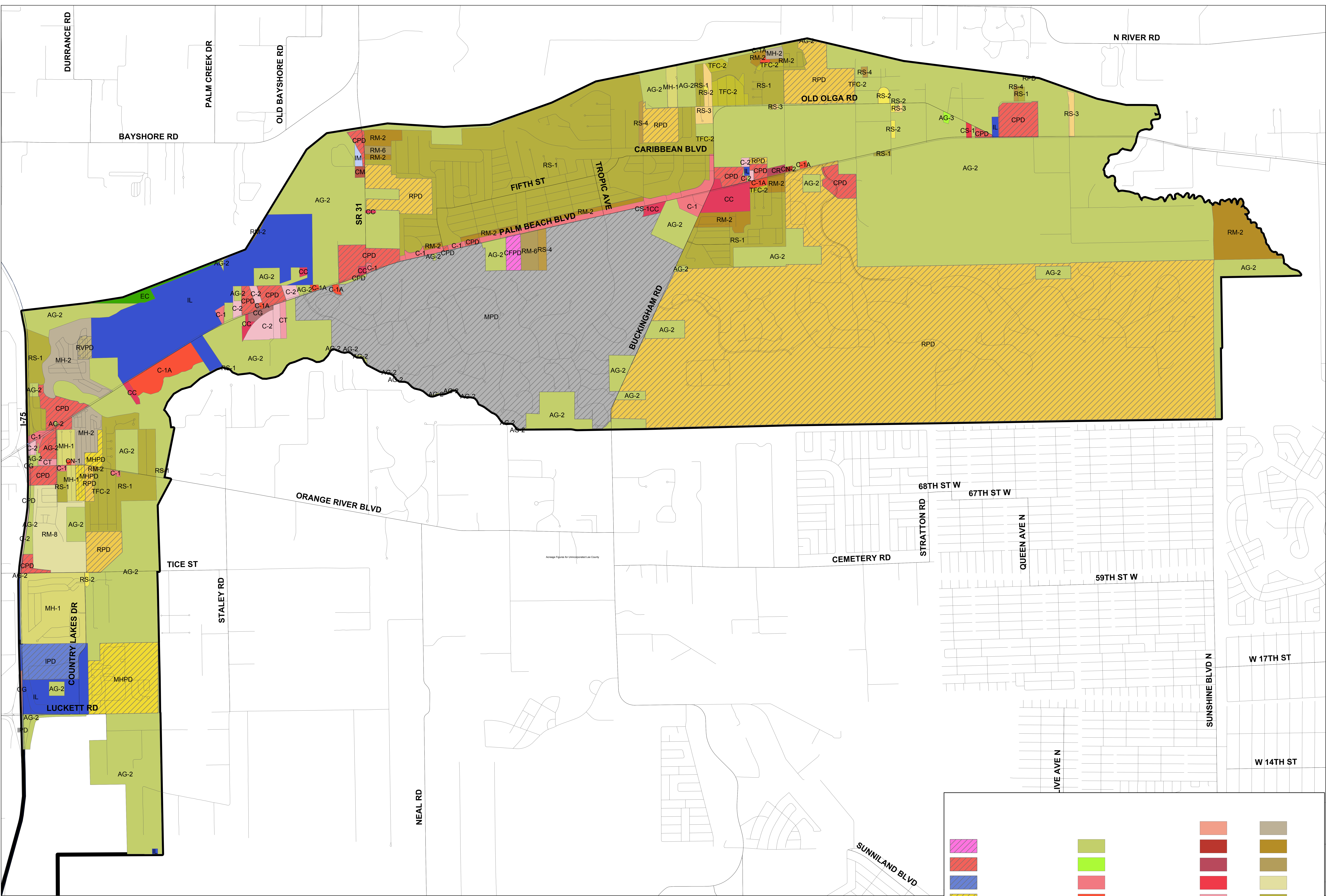
*Rosalie Prestarri*

Chair- Olga Community

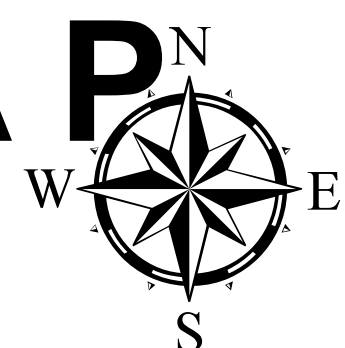
Planning Committee



# EXISTING ZONING MAP (Attachment 8)



# EXISTING ZONING MAP



Map Generated: March 2011  
Prepared by: Lee County DCD/Planning Division





# PLANNING DIVISION

## M E M O R A N D U M



to: File  
 from: Paul O'Connor, AICP, Director of Planning *POC*  
 subject: Commercial Site Location Standards/SR 80  
 date: February 6, 2001

In response to the request for a zoning verification letter concerning the subject parcel, located at 13326 Palm Beach Boulevard (STRAP # 29-43-26-03-00046.0430), planning staff has researched the area and found that the parcel does not meet the commercial site location standards of Policy 6.1.2 of the Lee Plan. In response to this staff has performed additional research specifically for those parcels fronting the northern portion of State Road 80 from the intersection of State Road 31 east to the intersection of Old Olga Road/Buckingham Road and found that many of the existing commercial land uses, a predominate land use fronting this portion of State Road 80, also did not meet the standards of Policy 6.1.2 today.

Attached is a map generated by planning staff showing the existing land uses for this portion of the roadway. The majority of the parcels within the study area are small parcels with an average depth of 125 feet. Staff has conducted a field check and utilized the department's database as well as the Property Appraiser's database in the creation of this map. From this, staff has determined that the following acreage areas provided in the table below, on a block by block basis, do not meet site location standards. These areas are also depicted on the map inside the highlighted black lines. Staff has concluded that of the 50.20 acres of frontage, 8.60 acres do not meet the standards. As shown on the map there are various existing commercial uses within these areas and the parcels are very small and without depth, with the exception of the largest frontage parcel within the study area between S.R. 31 and West Road. Policy 6.1.7 of the Lee Plan addresses commercial development infill on small parcels, such as these, where existing commercial development would make residential uses clearly unreasonable. Policy 6.1.7 is reproduced below:

***POLICY 6.1.7:*** *Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

Staff has found that the parcels within the study area, with the exception of one parcel noted above, do in fact meet the intent of Policy 6.1.7 for the following reasons. The parcels are small, there is existing commercial development along this portion of the roadway that are both within and outside of the commercial site location standards of Policy 6.1.2., the location of the studied area along



S.R.80 has become a commercial area with commercial/retail being the predominate existing land use, and the unreasonableness of scattered residential uses between commercial uses due to the large volume of traffic along the roadway and compatibility issues.

The parcel excluded from this finding, STRAP # 304326-00-00008.0000, located between S.R. 31 and West Road is a large parcel, 15.53 acres, compared to the other small parcels/small blocks in the area. The property includes an extensive amount of wetlands and indigenous cover. Due to the size and environmental resources of the property, it is being excluded from staff's finding and any proposed commercial development at the site must meet the commercial site location standards set out in the Lee Plan.

### Acreage Analysis

| <b>Block</b>                              | <b>Total Acreage</b> | <b>Acreage Outside of Standards</b> |
|-------------------------------------------|----------------------|-------------------------------------|
| State Road 31 to West Road                | 17.63                | 2.56                                |
| West Road to Lakeview Drive               | 2.26                 | .08                                 |
| Lakeview Drive to Davis Boulevard         | 1.78                 | 0                                   |
| Davis Boulevard to Parkview Drive         | 1.94                 | 0                                   |
| Parkview Drive to Parker Avenue           | 1.95                 | 0                                   |
| Parker Avenue to River Ridge Boulevard    | 2.06                 | .13                                 |
| River Ridge Boulevard to W Cypress Avenue | 1.83                 | 0                                   |
| W Cypress Avenue to E Cypress Avenue      | .80                  | 0                                   |
| E Cypress Avenue to Upcohall Avenue       | 2.25                 | .50                                 |
| Upcohall Avenue to Poinciana Avenue       | 2.15                 | .41                                 |
| Poinciana Avenue to Tropic Avenue         | 2.69                 | .99                                 |
| Tropic Avenue to Weber Boulevard          | 4.10                 | 2.34                                |
| Weber Boulevard to Matanzas Drive         | 2.45                 | .38                                 |
| Matanzas Drive to Cartagena Avenue        | 1.52                 | 0                                   |
| Cartagena Avenue to Old Olga Road         | 4.79                 | 1.21                                |
| <b>Totals</b>                             | <b>50.20</b>         | <b>8.60</b>                         |



|     | SR80.strap             | DOR | LANDUSE            | RES_ACRES | COMMERCIAL | INDUSTRIAL | PARKS_PUBL | ACT_AG | CONSERV | PASS_AG | VACANT | NOTES                                         |
|-----|------------------------|-----|--------------------|-----------|------------|------------|------------|--------|---------|---------|--------|-----------------------------------------------|
| 91  | 28-43-26-06-00057.0110 | 11  | CM                 | 0         | 0.28       | 0          | 0          | 0      | 0       | 0       | 0      | J & C Canvas CA?                              |
| 92  | 28-43-26-06-00057.0150 | 48  | IW                 | 0         | 0          | 0.21       | 0          | 0      | 0       | 0       | 0      | West Coast Roofing                            |
| 93  | 29-43-26-05-00056.0570 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.12   |                                               |
| 94  | 28-43-26-06-00057.0220 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.73   |                                               |
| 95  | 28-43-26-06-00057.0180 | 16  | CM                 | 0         | 0.29       | 0          | 0          | 0      | 0       | 0       | 0      | Retail (Mini Plaza) CA?                       |
| 96  | 28-43-26-06-00058.0030 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.46   |                                               |
| 97  | 28-43-26-06-00058.0110 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.27   |                                               |
| 98  | 28-43-26-06-00058.0090 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.19   |                                               |
| 99  | 29-43-26-05-00056.0540 | 91  | PU                 | 0         | 0          | 0          | 0.2        | 0      | 0       | 0       | 0      |                                               |
| 100 | 28-43-26-06-00057.0010 | 17  | CM                 | 0         | 0.92       | 0          | 0          | 0      | 0       | 0       | 0      | vac bank                                      |
| 101 | 28-43-26-06-00058.0010 | 14  | CM                 | 0         | 0.17       | 0          | 0          | 0      | 0       | 0       | 0      | A-Z liquor CA?                                |
| 102 | 28-43-26-06-00058.0170 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.15   |                                               |
| 103 | 28-43-26-06-00058.0140 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.26   |                                               |
| 104 | 28-43-26-06-00059.0180 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.2    |                                               |
| 105 | 28-43-26-06-00059.0160 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.12   |                                               |
| 106 | 28-43-26-06-00059.0210 | 10  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.27   |                                               |
| 107 | 28-43-26-06-00059.0010 | 48  | CM CR              | 0         | 0.66       | 0          | 0          | 0      | 0       | 0       | 0      | Ace Hardware CA?                              |
| 108 | 28-43-26-06-00059.0250 | 10  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.51   |                                               |
| 109 | 28-43-26-06-00059.0310 | 23  | CM CB              | 0         | 2.66       | 0          | 0          | 0      | 0       | 0       | 0      | Bank of America CB?                           |
| 110 | 28-43-26-06-00059.0110 | 10  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.33   |                                               |
| 111 | 30-43-26-00-00008.0000 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 5.68    | 0       | 9.84   |                                               |
| 112 | 30-43-26-00-00008.0000 | 00  | VA <del>CC</del> ? | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.26   |                                               |
| 113 | 29-43-26-03-00035.0330 | 00  | VA CC              | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.13   | Retail (Auto Plaza) CA?                       |
| 114 | 29-43-26-03-00035.0350 | 16  | CM CC              | 0         | 0.13       | 0          | 0          | 0      | 0       | 0       | 0      | Retail (Auto Plaza) CA?                       |
| 115 | 29-43-26-03-00035.0390 | 16  | CM CC              | 0         | 0.41       | 0          | 0          | 0      | 0       | 0       | 0      | SMS Plaza CA?                                 |
| 116 | 29-43-26-03-00035.0370 | 11  | CM CR              | 0         | 0.14       | 0          | 0          | 0      | 0       | 0       | 0      | Retail (Freestanding?) semi-attached.         |
| 117 | 29-43-26-03-00035.0270 | 11  | CM CR              | 0         | 0.42       | 0          | 0          | 0      | 0       | 0       | 0      | Domino's Pizzeria / Diller Rental CA?         |
| 118 | 29-43-26-03-00035.0450 | 48  | CR CR              | 0         | 0.58       | 0          | 0          | 0      | 0       | 0       | 0      | Ryder Rentals / Texaco                        |
| 119 | 29-43-26-03-00037.0470 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.66   |                                               |
| 120 | 29-43-26-03-00036.0330 | 17  | CM CC              | 0         | 0.4        | 0          | 0          | 0      | 0       | 0       | 0      | Health Insurance / Mortgage / Furniture Store |
| 121 | 29-43-26-03-00036.0380 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.39   |                                               |
| 122 | 29-43-26-03-00037.0410 | 11  | CM CR/PU           | 0         | 0.39       | 0          | 0          | 0      | 0       | 0       | 0      | Hobbs Vacuum / Church                         |
| 123 | 29-43-26-03-00037.0350 | 75  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.38   |                                               |
| 124 | 29-43-26-03-00046.0370 | 00  | VA IO              | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.13   |                                               |
| 125 | 29-43-26-03-00037.0640 | 00  | VA IO              | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.13   | OS IO+                                        |
| 126 | 29-43-26-03-00037.0660 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.2    | OS IO+                                        |
| 127 | 29-43-26-03-00037.0570 | 75  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.13   |                                               |
| 128 | 29-43-26-03-00037.0590 | 00  | VA IO              | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.13   |                                               |
| 129 | 29-43-26-03-00037.0610 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.19   | OS IO+                                        |
| 130 | 29-43-26-03-00046.0590 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.4    |                                               |
| 131 | 29-43-26-03-00046.0510 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.54   |                                               |
| 132 | 29-43-26-03-00046.0430 | 00  | VA                 | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.53   |                                               |

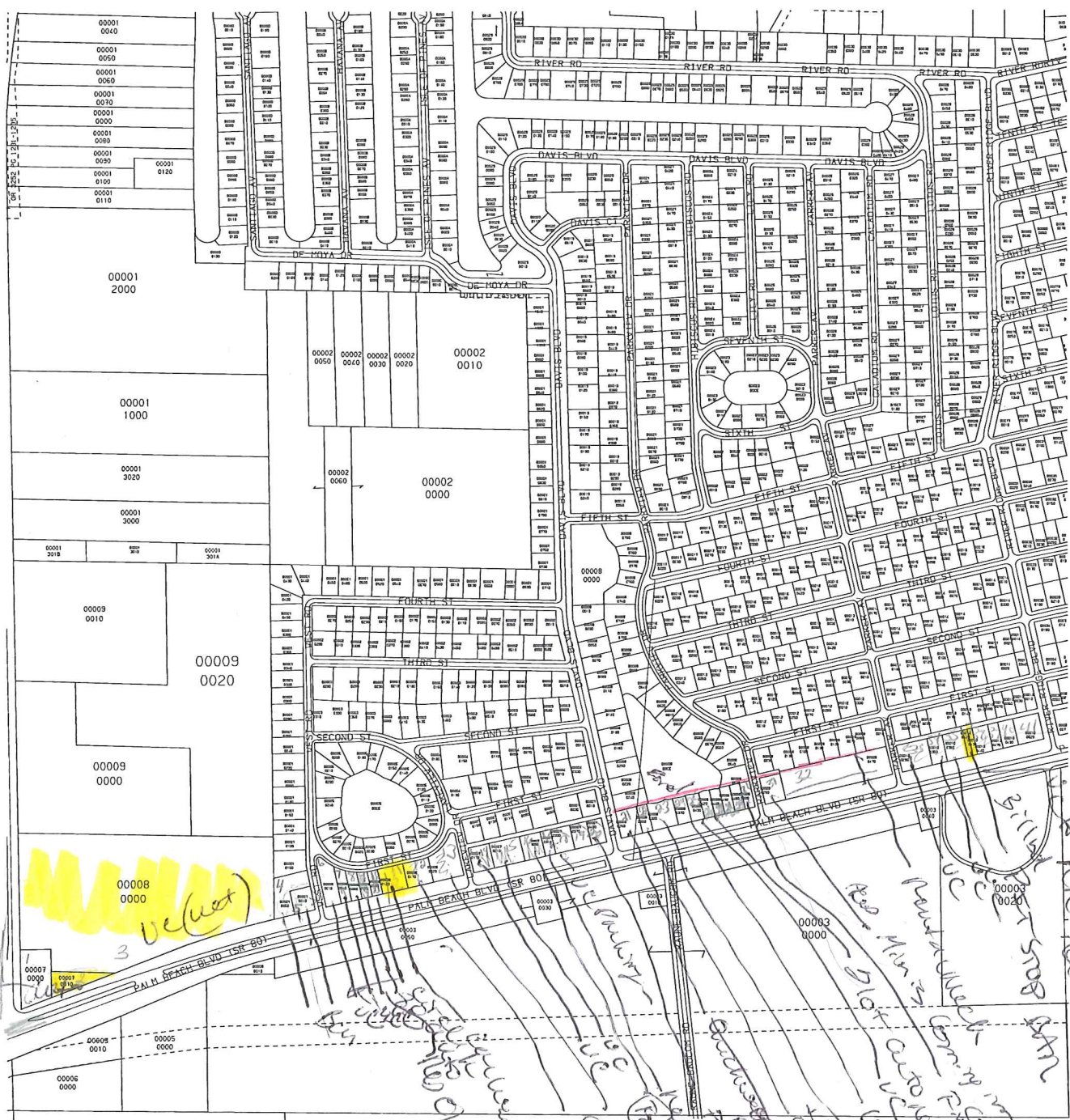


| SR80.strap             | DOR | LANDUSE                     | RES_ACRES | COMMERCIAL | INDUSTRIAL | PARKS_PUBL | ACT_AG | CONSERV | PASS_AG | VACANT | NOTES                                      |
|------------------------|-----|-----------------------------|-----------|------------|------------|------------|--------|---------|---------|--------|--------------------------------------------|
| 29-43-26-03-00046.0390 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.26   |                                            |
| 29-43-26-03-00046.0350 | 00  | VA <i>CR - Parking</i>      | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.13   | overlby parking? Dnt PM lot. Undefined     |
| 29-43-26-03-00046.0330 | 11  | CM <i>CR</i>                | 0         | 0.12       | 0          | 0          | 0      | 0       | 0       | 0      | Sub Shop <i>CR?</i>                        |
| 29-43-26-03-00047.0570 | 17  | CM <i>CO</i>                | 0         | 0.27       | 0          | 0          | 0      | 0       | 0       | 0      | Riverside Dental Associates <i>CO</i>      |
| 29-43-26-03-00047.0610 | 25  | CM <i>CR</i>                | 0         | 0.13       | 0          | 0          | 0      | 0       | 0       | 0      | East Side Electric Motors <i>CR?</i>       |
| 29-43-26-05-00056.0060 | 39  | CM <i>CH</i>                | 0         | 0.33       | 0          | 0          | 0      | 0       | 0       | 0      | <i>CH</i>                                  |
| 29-43-26-05-00056.0010 | 14  | CM <i>CR</i>                | 0         | 0.33       | 0          | 0          | 0      | 0       | 0       | 0      | <i>CR!</i>                                 |
| 29-43-26-03-00047.0770 | 11  | CM <i>CR</i>                | 0         | 0.26       | 0          | 0          | 0      | 0       | 0       | 0      | Kountry Inns / Motel - Plaza <i>CR?</i>    |
| 29-43-26-03-00047.0750 | 11  | CM <i>CR/PW</i>             | 0         | 0.13       | 0          | 0          | 0      | 0       | 0       | 0      | Church / Daycare (Teaching Tots) <i>MU</i> |
| 29-43-26-03-00047.0730 | 00  | VA <i>IO</i>                | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.13   | <i>IO</i>                                  |
| 29-43-26-03-00047.0690 | 00  | VA <i>IO</i>                | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.26   | <i>IO</i>                                  |
| 29-43-26-05-00056.0110 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.27   |                                            |
| 29-43-26-03-00047.0630 | 11  | CM                          | 0         | 0.4        | 0          | 0          | 0      | 0       | 0       | 0      | ve Commercial bldg.                        |
| 29-43-26-03-00047.0530 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.27   |                                            |
| 29-43-26-03-00047.0410 | 17  | VA <i>CR</i>                | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.26   | Fischer Marine Boat Sales <i>CM</i>        |
| 29-43-26-05-00056.0440 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.13   |                                            |
| 29-43-26-05-00056.0490 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.2    |                                            |
| 29-43-26-05-00056.0460 | 76  | MU <i>RPM</i>               | 0.04      | 0.17       | 0          | 0          | 0      | 0       | 0       | 0      | Atkins / Davis Funeral Home <i>PM</i>      |
| 29-43-26-05-00056.0520 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.14   |                                            |
| 29-43-26-05-00056.0210 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.13   |                                            |
| 29-43-26-05-00056.0170 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.27   |                                            |
| 29-43-26-05-00056.0150 | 11  | CM <i>CR</i>                | 0         | 0.26       | 0          | 0          | 0      | 0       | 0       | 0      | looked vacant <i>CR?</i>                   |
| 29-43-26-05-00056.0250 | 26  | CM <i>CR</i>                | 0         | 0.33       | 0          | 0          | 0      | 0       | 0       | 0      | <i>CR?</i>                                 |
| 29-43-26-05-00056.0230 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.13   |                                            |
| 29-43-26-05-00056.0300 | 21  | CM <i>CR</i>                | 0         | 0.68       | 0          | 0          | 0      | 0       | 0       | 0      | Rib City <i>CR?</i>                        |
| 29-43-26-05-00056.0400 | 19  | CM <i>CO</i>                | 0         | 0.27       | 0          | 0          | 0      | 0       | 0       | 0      | Medical Dr's Office <i>CO</i>              |
| 30-43-26-01-00006.0010 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.38   |                                            |
| 30-43-26-01-00001.0010 | 33  | CR                          | 0         | 0.26       | 0          | 0          | 0      | 0       | 0       | 0      | <i>Bar</i>                                 |
| 30-43-26-01-00001.0050 | 10  | VA <i>CR</i> <i>Parking</i> | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.53   | Unpaved (Common Parking for Bar)           |
| 30-43-26-01-00006.0100 | 12  | CM                          | 0         | 0.13       | 0          | 0          | 0      | 0       | 0       | 0      |                                            |
| 30-43-26-01-00006.0080 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.14   |                                            |
| 30-43-26-01-00006.0060 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.16   |                                            |
| 30-43-26-01-00006.0040 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.19   |                                            |
| 30-43-26-01-00006.0170 | 11  | CM <i>CR</i>                | 0         | 0.34       | 0          | 0          | 0      | 0       | 0       | 0      | Circle K <i>CR!</i>                        |
| 30-43-26-00-00007.0010 | 00  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.43   | Fairway Auto Sales / Serv. <i>CM</i>       |
| 30-43-26-00-00007.0000 | 26  | CM                          | 0         | 0.86       | 0          | 0          | 0      | 0       | 0       | 0      |                                            |
| 30-43-26-01-00006.0220 | 27  | CM <i>CS</i>                | 0         | 0.55       | 0          | 0          | 0      | 0       | 0       | 0      | Mini's Car Wash <i>CR?</i>                 |
| 30-43-26-01-00006.0120 | 27  | CM <i>CR</i>                | 0         | 0.34       | 0          | 0          | 0      | 0       | 0       | 0      | 80 Auto                                    |
| 30-43-26-01-00007.0310 | 00  | VA <i>CR</i>                | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.13   | Parking for Restaurant (19)                |
| 30-43-26-01-00007.0330 | 00  | VA <i>CR</i>                | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.25   | Parking for Restaurant (19)                |
| 30-43-26-01-00007.0170 | 10  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0       | 0.27   |                                            |
| 30-43-26-01-00007.0210 | 10  | VA                          | 0         | 0          | 0          | 0          | 0      | 0       | 0.41    | 0.13   |                                            |



[illegible]



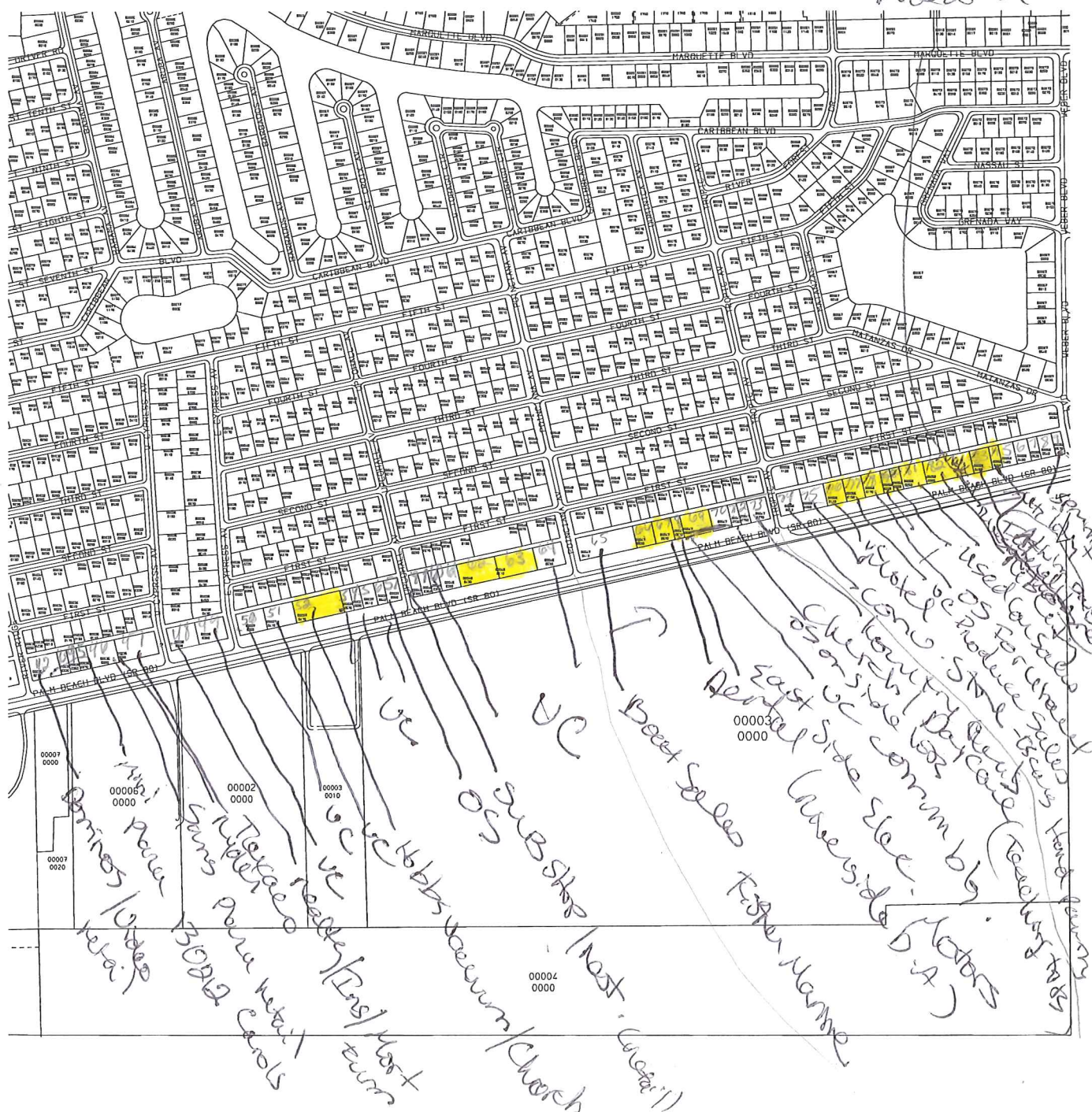




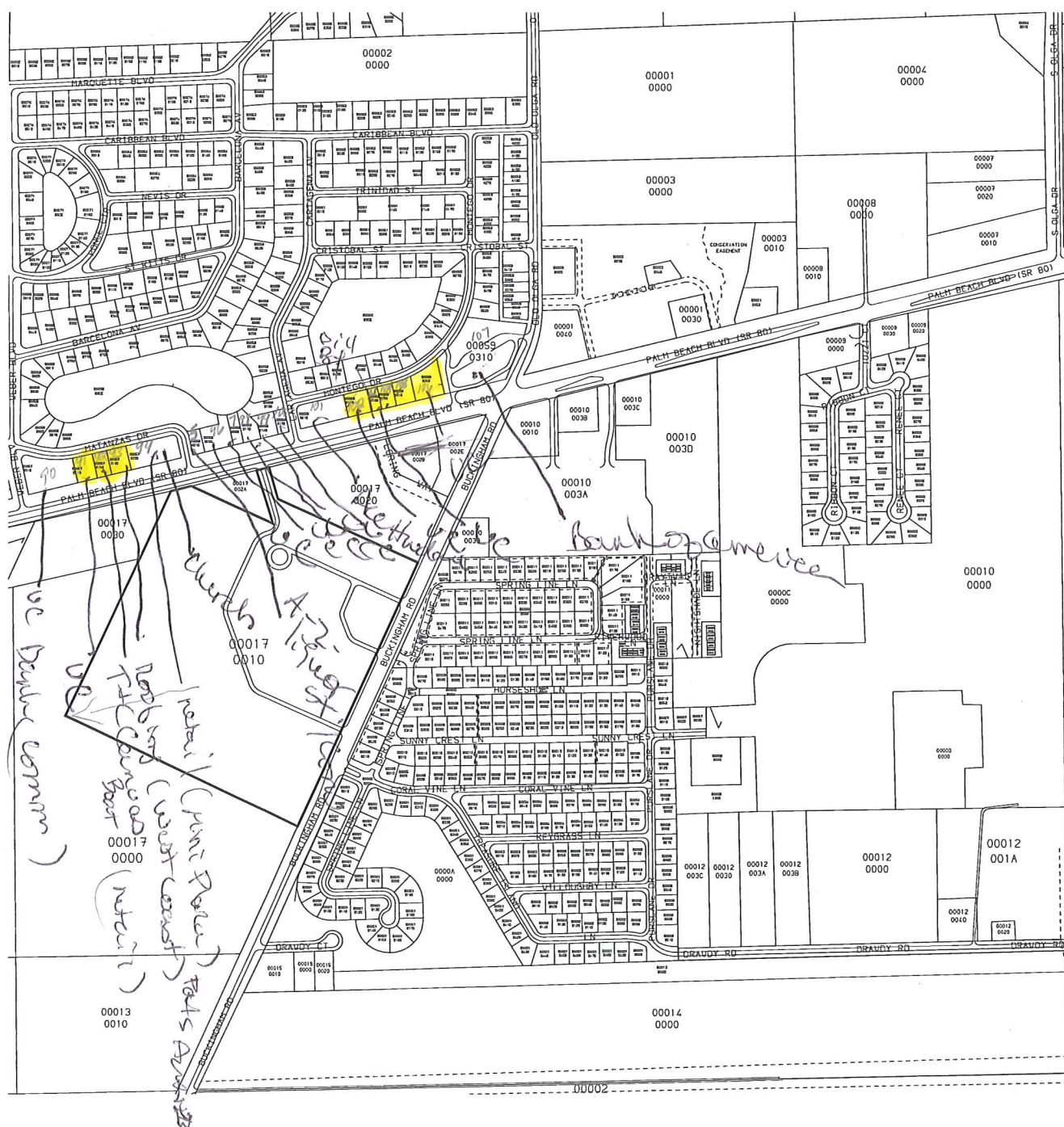
14

My

medon



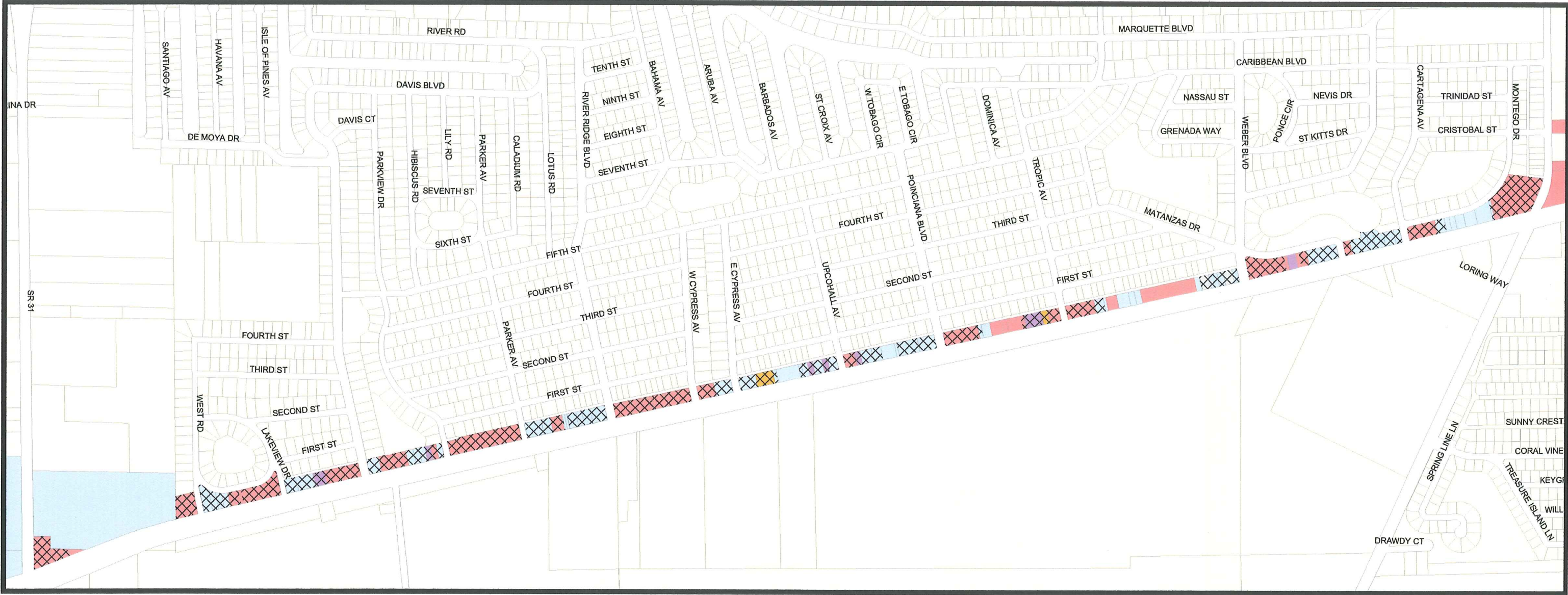


$\Sigma$ 



# State Road 80

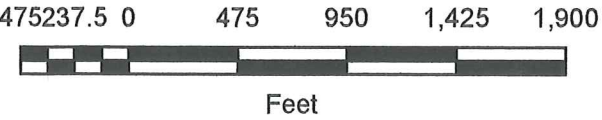
## Commercial Site Location Map



### Generalized Existing Land Use

- commercial
- industrial
- mixed
- public
- vacant

 Property Meets Site Location Standards





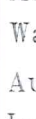
## Residential

- Single Family  
Duplex  
Multi-Family  
Manufactured Housing  
Other Unit Type

## Commercial

- |                               |
|-------------------------------|
| Shopping Center               |
| Free Standing (Retail, Banks, |
| Commercial Office             |
| Overnight Accommodations      |
| Commercial Recreation         |
| Other Commercial              |
| Commercial Service            |
| Mini-Warehouse                |
| ACLF/Nursing Home             |
| MARINA                        |
| Non-Public Schools            |
| Communication Towers          |

## Industrial

- 
- |                             |
|-----------------------------|
| Manufacturing               |
| Warehousing/Distribution    |
| Auto Body                   |
| Industrial Service          |
| Research and Development    |
| Open Storage                |
| Industrial Mix              |
| Oil and Gas Wells/Storage/T |

## Public

- 
- Health & Safety
  - Services
  - Schools
  - Non Profit
  - Residential Amenities
  - Transportation
  - Other/Vacant
  - Parks
  - Upland Conservation

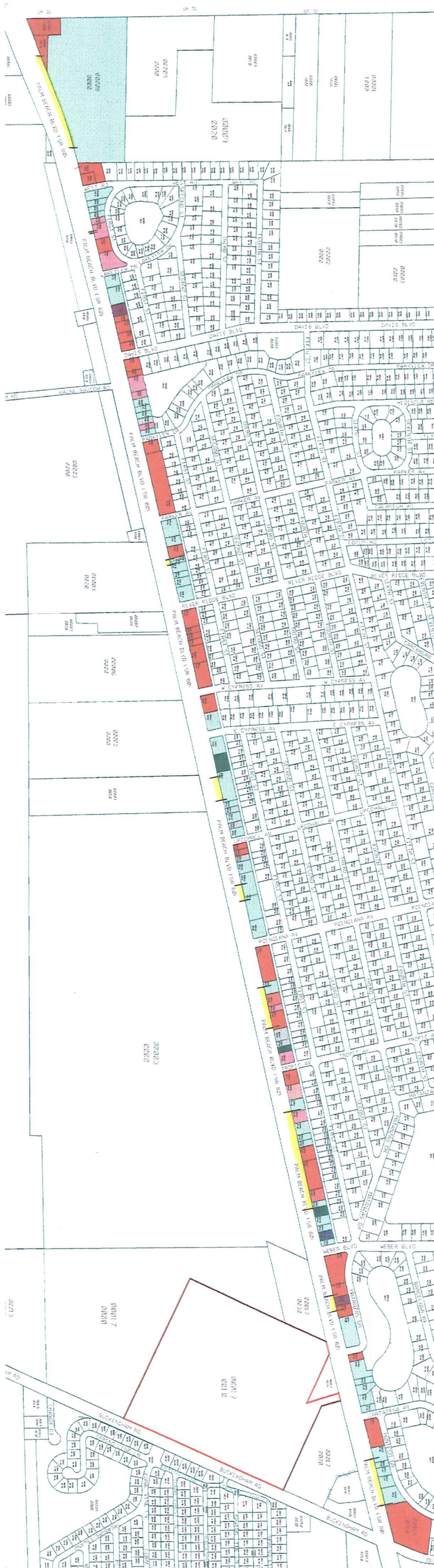
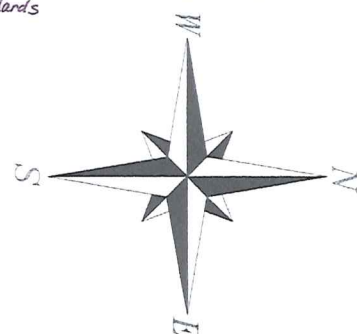
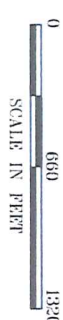
## Agriculture

- Active  
Pasture  
Mining

Other

- Mixed Use  
Vacant  
Wetlands

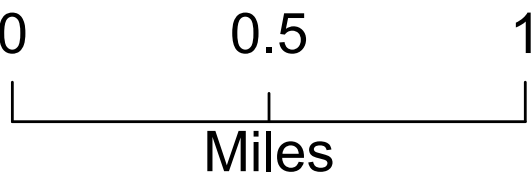
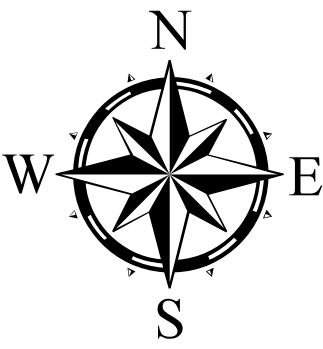
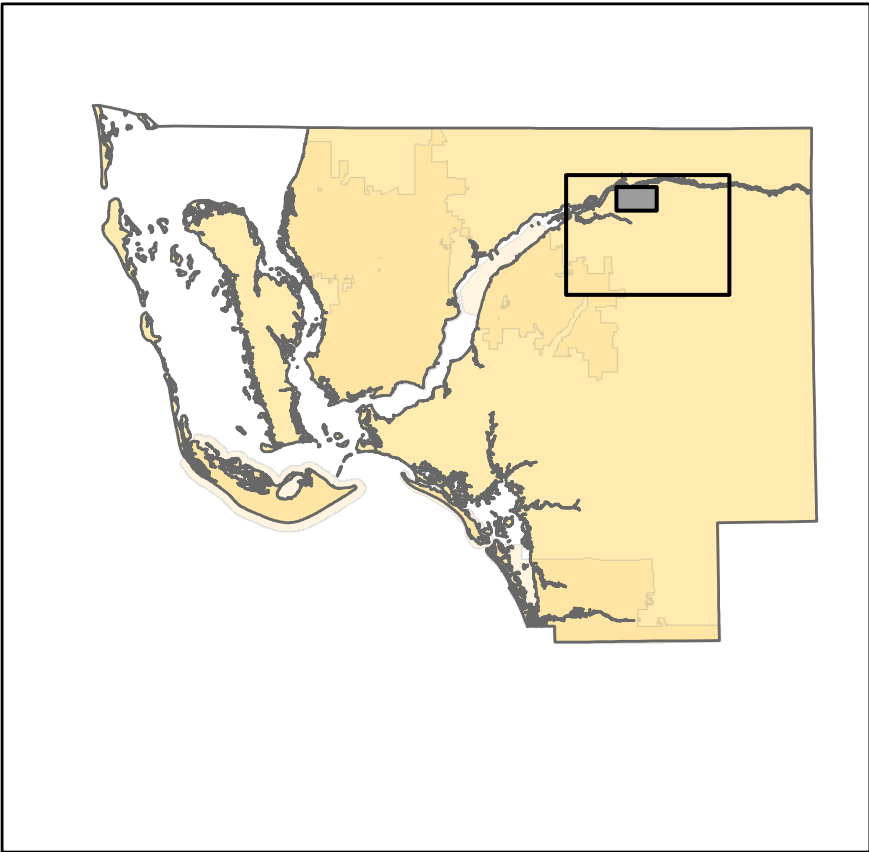
Areas that do not meet site location standards





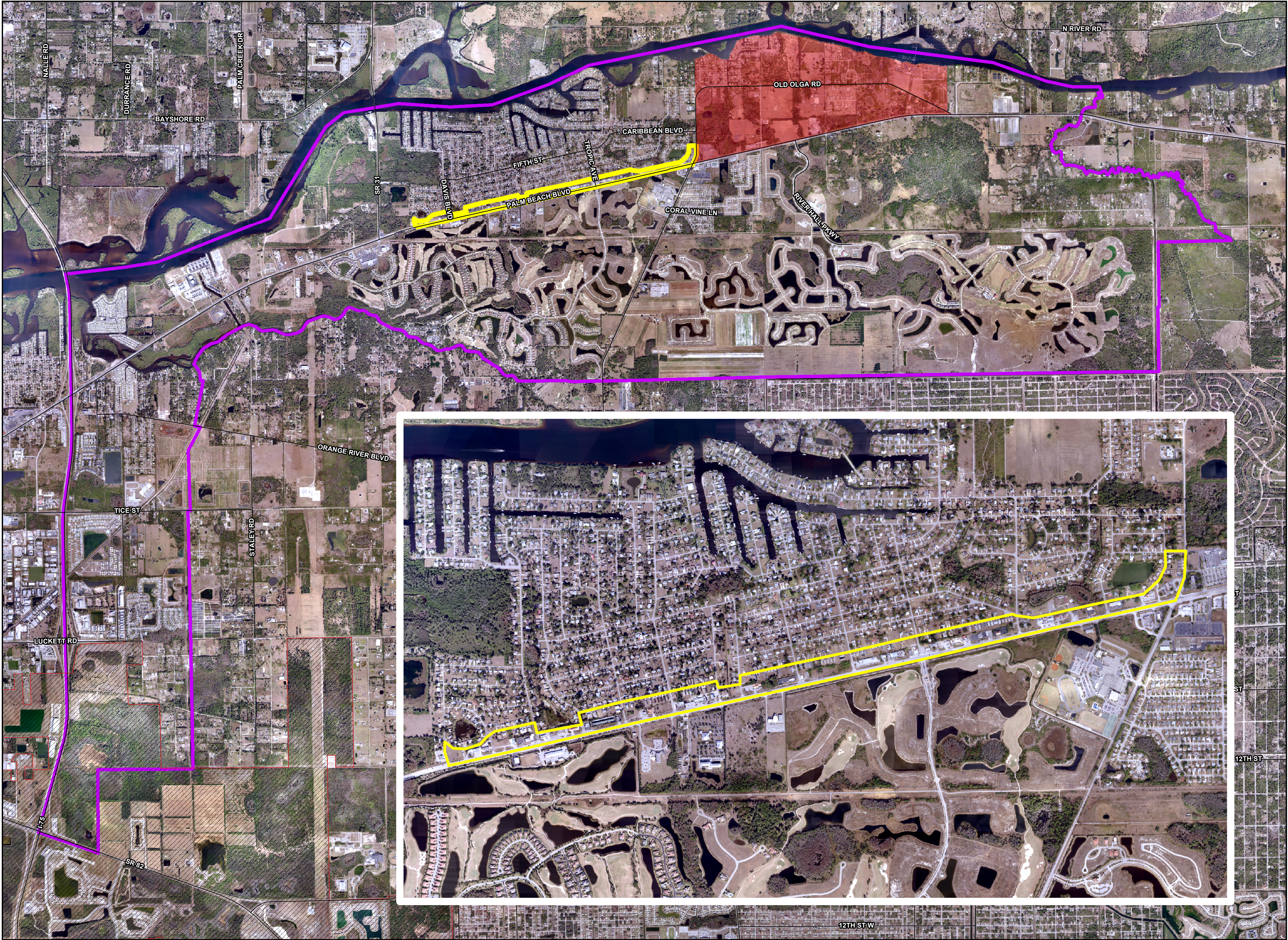
Caloosahatchee Shores

- Legend**
-  Caloosahatchee Shores
  -  Olga
  -  City Limits
  -  SR 80 Overlay



Prepared by:  
Lee County DCD  
Mapped May, 2010

2010 Aerial Photograph





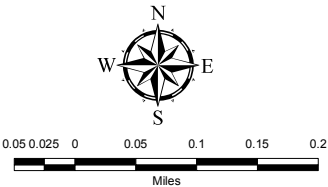


# PROPOSED VERANDAH COMMERCIAL NODE

CPA 2010-00022  
Coloosahatchee Shores

## Legend

-  Caloosahatchee Shores
-  Proposed Commercial Node



Attachment 11

Map Generated: February 2011  
City Limits current to date of map generation