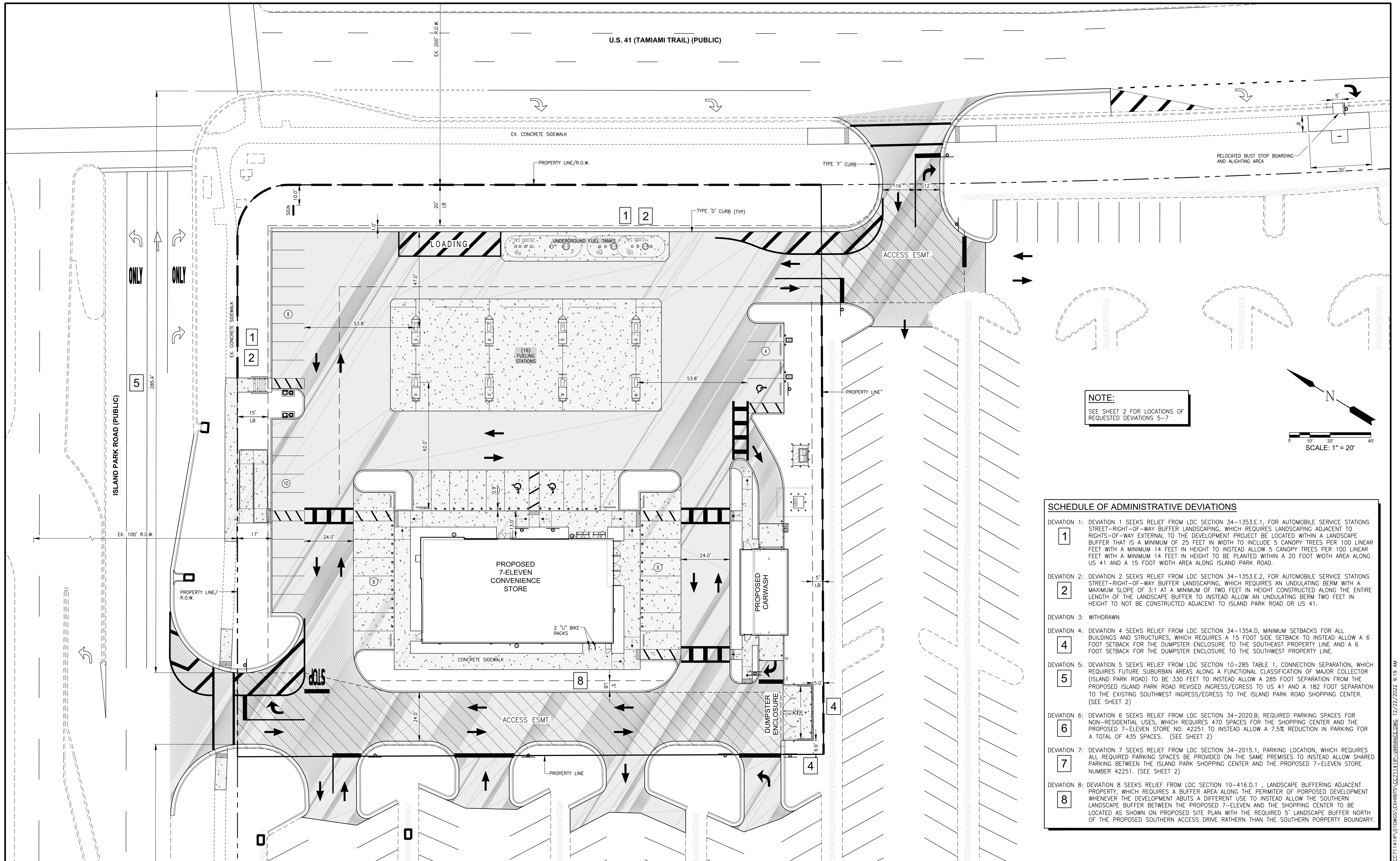
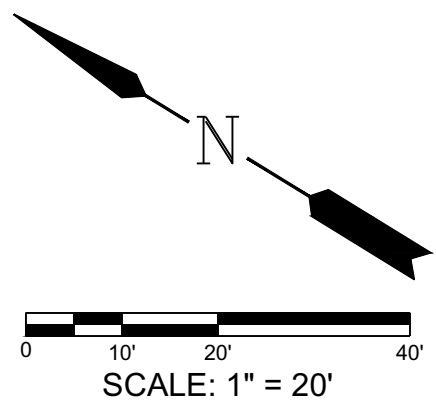




NOTE:
SEE SHEET 2 FOR LOCATIONS OF
REQUESTED DEVIATIONS 5-7



SCHEDULE OF ADMINISTRATIVE DEVIATIONS

- 1** DEVIATION 1: DEVIATION 1 SEEKS RELIEF FROM LDC SECTION 34-1353.E.1, FOR AUTOMOBILE SERVICE STATIONS STREET-RIGHT-OF-WAY BUFFER LANDSCAPING, WHICH REQUIRES LANDSCAPING ADJACENT TO RIGHTS-OF-WAY EXTERNAL TO THE DEVELOPMENT PROJECT BE LOCATED WITHIN A LANDSCAPE BUFFER THAT IS A MINIMUM OF 25 FEET IN WIDTH TO INCLUDE 5 CANOPY TREES PER 100 LINEAR FEET WITH A MINIMUM 14 FEET IN HEIGHT TO INSTEAD ALLOW 5 CANOPY TREES PER 100 LINEAR FEET WITH A MINIMUM 14 FEET IN HEIGHT TO BE PLANTED WITHIN A 20 FOOT WIDTH AREA ALONG US 41 AND A 15 FOOT WIDTH AREA ALONG ISLAND PARK ROAD.
- 2** DEVIATION 2: DEVIATION 2 SEEKS RELIEF FROM LDC SECTION 34-1353.E.2, FOR AUTOMOBILE SERVICE STATIONS STREET-RIGHT-OF-WAY BUFFER LANDSCAPING, WHICH REQUIRES AN UNDULATING BERM WITH A MAXIMUM SLOPE OF 3:1 AT A MINIMUM OF TWO FEET IN HEIGHT CONSTRUCTED ALONG THE ENTIRE LENGTH OF THE LANDSCAPE BUFFER TO INSTEAD ALLOW AN UNDULATING BERM TWO FEET IN HEIGHT TO NOT BE CONSTRUCTED ADJACENT TO ISLAND PARK ROAD OR US 41.
- DEVIATION 3: WITHDRAWN
- 4** DEVIATION 4: DEVIATION 4 SEEKS RELIEF FROM LDC SECTION 34-1354.D, MINIMUM SETBACKS FOR ALL BUILDINGS AND STRUCTURES, WHICH REQUIRES A 15 FOOT SIDE SETBACK TO INSTEAD ALLOW A 6 FOOT SETBACK FOR THE DUMPSTER ENCLOSURE TO THE SOUTHWEST PROPERTY LINE AND A 6 FOOT SETBACK FOR THE DUMPSTER ENCLOSURE TO THE SOUTHWEST PROPERTY LINE.
- 5** DEVIATION 5: DEVIATION 5 SEEKS RELIEF FROM LDC SECTION 10-285 TABLE 1, CONNECTION SEPARATION, WHICH REQUIRES FUTURE SUBURBAN AREAS ALONG A FUNCTIONAL CLASSIFICATION OF MAJOR COLLECTOR (ISLAND PARK ROAD) TO BE 330 FEET TO INSTEAD ALLOW A 285 FOOT SEPARATION FROM THE PROPOSED ISLAND PARK ROAD REVISED INGRESS/EGRESS TO US 41 AND A 182 FOOT SEPARATION TO THE EXISTING SOUTHWEST INGRESS/EGRESS TO THE ISLAND PARK ROAD SHOPPING CENTER. (SEE SHEET 2)
- 6** DEVIATION 6: DEVIATION 6 SEEKS RELIEF FROM LDC SECTION 34-2020.B, REQUIRED PARKING SPACES FOR NON-RESIDENTIAL USES, WHICH REQUIRES 470 SPACES FOR THE SHOPPING CENTER AND THE PROPOSED 7-ELEVEN STORE NO. 42251 TO INSTEAD ALLOW A 7.5% REDUCTION IN PARKING FOR A TOTAL OF 435 SPACES. (SEE SHEET 2)
- 7** DEVIATION 7: DEVIATION 7 SEEKS RELIEF FROM LDC SECTION 34-2015.1, PARKING LOCATION, WHICH REQUIRES ALL REQUIRED PARKING SPACES BE PROVIDED ON THE SAME PREMISES TO INSTEAD ALLOW SHARED PARKING BETWEEN THE ISLAND PARK SHOPPING CENTER AND THE PROPOSED 7-ELEVEN STORE NUMBER 42251. (SEE SHEET 2)
- 8** DEVIATION 8: DEVIATION 8 SEEKS RELIEF FROM LDC SECTION 10-416.D.1, LANDSCAPE BUFFERING ADJACENT PROPERTY, WHICH REQUIRES A BUFFER AREA ALONG THE PERIMETER OF PROPOSED DEVELOPMENT WHENEVER THE DEVELOPMENT ABUTS A DIFFERENT USE TO INSTEAD ALLOW THE SOUTHERN LANDSCAPE BUFFER BETWEEN THE PROPOSED 7-ELEVEN AND THE SHOPPING CENTER TO BE LOCATED AS SHOWN ON PROPOSED SITE PLAN WITH THE REQUIRED 5' LANDSCAPE BUFFER NORTH OF THE PROPOSED SOUTHERN ACCESS DRIVE RATHER THAN THE SOUTHERN PROPERTY BOUNDARY.

LEGEND

Revision	Date	Description	By
3	12/2022	REVISED PER COUNTY COMMENTS	C.G.K.
2	10/2022	REVISED TO SHOW ACCESS EASEMENT LOCATIONS & L.B.E.	C.G.K.
1	09/2022	REVISED PER COUNTY COMMENTS DATED 8/1/2022 FOR ADMINISTRATIVE VARIANCE AND COMMENTS DATED 9/9/2022 FOR SPECIAL EXCEPTION	KAM

DESIGNED BY: RJT
DRAWN BY: CK
APPROVED: MTH
JOB CODE: CC71141IP
SCALE: 1" = 20'



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

7-ELEVEN ISLAND PARK SHOPPING CENTER

ADMINISTRATIVE VARIANCE EXHIBIT
STORE #42251

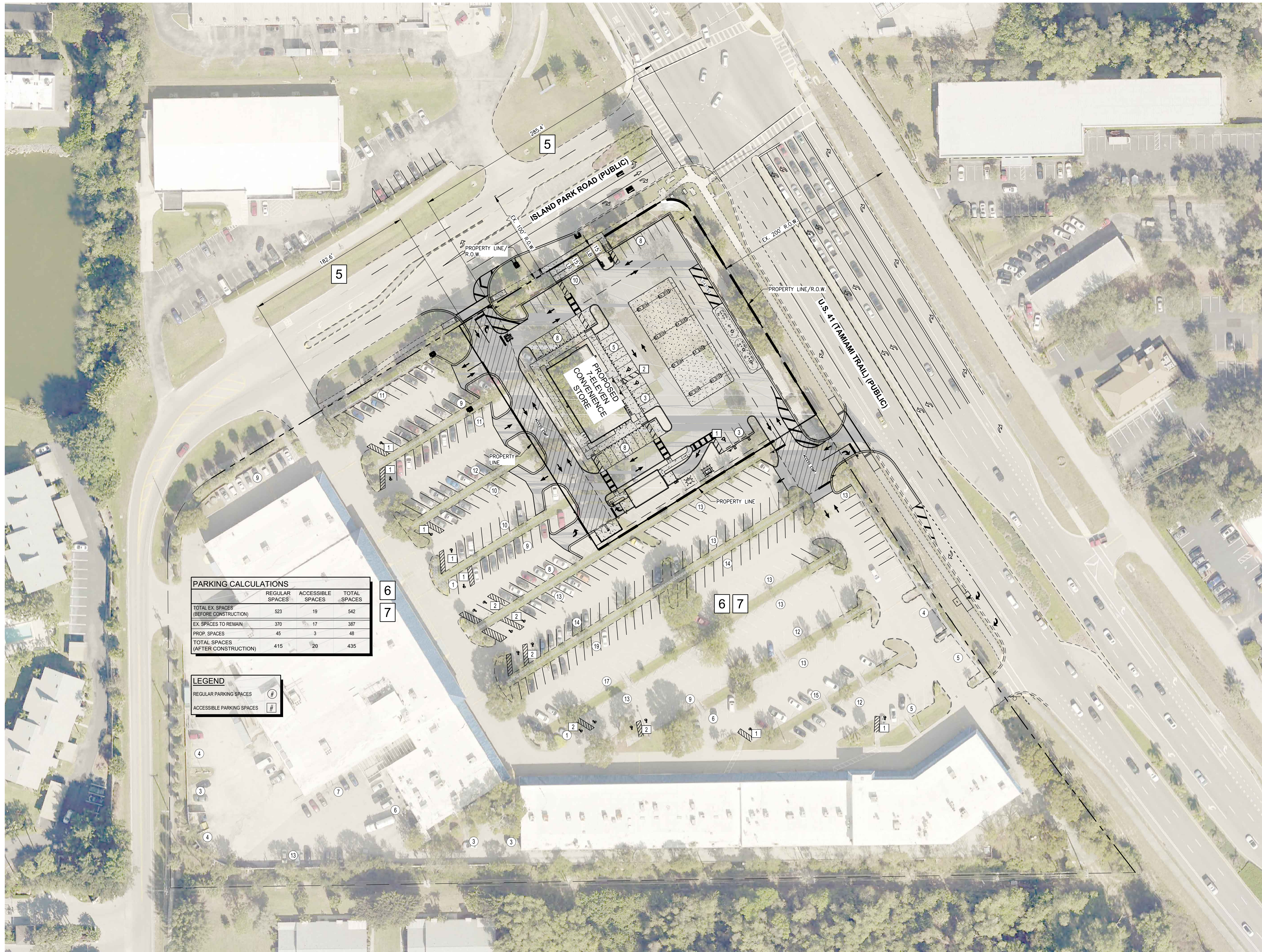
ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)
CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+/-) 1.181



Digitally signed
by Michael T.
Herrera, P.E.
Date: 2022.12.22
13:45:21 -05'00'

MICHAEL T. HERRERA, P.E.
FLORIDA P.E. LICENSE NO. 60110

MUNICIPALITY:
LEE COUNTY
SEC./TOWNSHIP/RNG
01/46S/24E
DATE:
JUNE 2022
SUBMITTAL TYPE:
EXHIBIT-VAR
SHEET 1 OF 2



PARKING CALCULATIONS			
	REGULAR SPACES	ACCESSIBLE SPACES	TOTAL SPACES
TOTAL EX. SPACES (BEFORE CONSTRUCTION)	523	19	542
EX. SPACES TO REMAIN	370	17	387
PROP. SPACES	45	3	48
TOTAL SPACES (AFTER CONSTRUCTION)	415	20	435

LEGEND	
REGULAR PARKING SPACES	1
ACCESSIBLE PARKING SPACES	2

LEGEND

Revision	Date	Description
3	12/2022	REVISED PER COUNTY COMMENTS
1	09/2022	REVISED PER COUNTY COMMENTS DATED 8/1/2022 FOR ADMINISTRATIVE VARIANCE AND COMMENTS DATED 9/9/2022 FOR SPECIAL EXCEPTION

DESIGNED BY:	RJT
DRAWN BY:	CK
APPROVED:	MTH
C.G.K.	KAM
JOB CODE:	CC71141P
SCALE:	1" = 50'



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Bonita Springs, Florida 34134

7-ELEVEN ISLAND PARK SHOPPING CENTER

ADMINISTRATIVE VARIANCE EXHIBIT
STORE #42251

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)
CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+) 1.181

MICHAEL T. HERRERA, P.E.
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MUNICIPALITY:	LEE COUNTY
SEC./TOWNSHIP/RNG	01/46S/24E
DATE:	JUNE 2022
SUBMITTAL TYPE:	EXHIBIT-VAR
SHEET	2 OF 2