

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Three Oaks Logistics Center," prepared by Quattrone & Associates, Inc., date stamped received August 31, 2021, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Approved Development Parameters

This project is approved for 1,050,000 square feet of commercial and industrial development floor area as follows:

510,000 square feet industrial floor area and
540,000 square feet commercial floor area.

Approved square footage may be distributed on parcels east and west of Oriole Road as follows:

West of Oriole Road: 500,000 total square footage. A maximum of 20% of the square footage west of Oriole Road may be developed with commercial or retail uses (100, 000 square feet).

East of Oriole Road: 550,000 total square footage. A maximum of 80% of the square footage east of Oriole Road may be developed with commercial or retail uses (440,000 square feet).

Strike Out

Approved Development Parameters

This project is approved for 1,050,000 square feet of commercial and industrial development floor area as follows:

~~510,000~~ square feet industrial floor area and
~~540,000~~ square feet commercial floor area.

Approved square footage may be distributed on parcels east and west of Oriole Road as follows:

West of Oriole Road: 500,000 total square footage. A maximum of 20% of the square footage west of Oriole Road may be developed with commercial or retail uses (100, 000 square feet).

East of Oriole Road: 550,000 total square footage. A maximum of 80% of the square footage east of Oriole Road may be developed with commercial or retail uses (440,000 square feet).

Replace with:

Proposed Development Parameters

Approved Development Parameters

This project is approved for 1,200,000 square feet of commercial and industrial development floor area as follows:

960,000 square feet industrial floor area and
240,000 square feet commercial floor area.

This zoning resolution approves 13 deviations from the LDC. Building heights may not exceed 65 feet.

2. Permitted Uses and Site Development Regulations

a. Schedule of Uses

Tracts A

~~(Subtracts A-1 through A-4 and B-1 through B-4)~~

Accessory Uses and Structures

Administrative Offices

Agricultural Services: Office/Base Operations

Agricultural Uses and Agricultural Accessory Uses (Subject to Condition 3)

Aircraft Food Services and Catering

Animals: Clinic or Kennel

Automobile Repair and Service: All Groups

Boats:

Boat Parts Store

Repair and Service

Sales

Dry Storage

Broadcast Studio, Commercial Radio and Television

Building Material Sales

Business Services: All Groups

Bus Station/Depot

Caretaker's Residence

Car Wash

Cleaning and Maintenance Services

Cold Storage, Pre-Cooling, Warehouse & Processing Plant

Computer and Data Processing Services

Consumption on Premises in conjunction with restaurant

Contractors and Builders: All Groups

Drive through Facility for any permitted use

Emergency Operations Center
EMS, Fire or Sheriffs Station
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention
Excess Spoil Removal
Fences, Walls
Food and Beverage Service, Limited
Freight or Cargo Handling Systems
Gasoline Dispensing System, Special
Hardware Store
Household and Office Furnishings: All Groups
Laundry or Dry Cleaning: All Groups
Lawn & Garden Supply Store
Maintenance Facility (Government)
Manufacturing of:
- Apparel Products
- Boats
- Chemical and Allied Products: All Groups
- Electrical Machinery and Equipment
- Fabricated Metal Products, Groups II, III
- Food and Kindred Products, Groups II, III
- Furniture and Fixtures
- Leather and Leather Products, Group II
- Lumber and Wood Products, Group II
- Machinery, All groups
- Measuring, Analyzing and Controlling Instruments
- Novelties, Jewelry, Toys and Signs, All Groups
- Paper and Allied Products, Groups II, III
- Rubber and Plastic Products, Group II
- Stone, Clay, Glass and Concrete Products, Group I
- Textile Mill Products: All Groups
- Transportation Equipment, Group I
Motion Picture Production Studio
Non-store Retailers: All Groups
Paint, Glass and Wallpaper
Parcel and Express Services
Parking Lot:
Accessory
Commercial
Garage
Temporary
Pet Services

Photofinishing Laboratory
Post Office
Printing and Publishing
Processing and Warehousing
Real Estate Sales Office
Recreation Facilities Commercial: Groups I, III, and IV
Rental or Leasing Establishment: All Groups
Repair Shops: Groups I, II, III and IV
Research and Development Laboratories: All Groups
Restaurants: Groups I, II
Retail and wholesale sales, when incidental and subordinate to a principal use on same premises
Schools:
Commercial
Noncommercial
Signs
Social Services: Groups I, II
Storage: Open & Indoor
Studios
Temporary Uses
Transportation Services: Groups II, III and IV
Truck Stop, Trucking Terminal
Used Merchandise Stores: All Groups
Vehicle & Equipment Dealers: All Groups
Warehouse: Mini-warehouse, Private, Public
Wholesale Establishments: Groups I, III and IV

Tracts B

~~(Subtracts A-1 through A-4 and B-1 through B-4)~~

Accessory Uses and Structures
Administrative Offices
Agricultural Uses and Agricultural Accessory Uses (Subject to Condition 3)
Aircraft Food Services and Catering
Animals: Clinic or Kennel
Automobile Repair and Service: All Groups
Automobile Service Station (Limited to One for the MPD)
Bait and Tackle Shop
Banks and Financial Establishments: All Groups
Bar or Cocktail Lounge
Boats:
Boat Parts Store
Repair and Service
Sales
Dry Storage
Broadcast Studio, Commercial Radio and Television

Building Material Sales
Business Services: All Groups
Bus Station/Depot
Caretaker's Residence
CarWash
Cleaning and Maintenance Services
Clothing Stores, General
Clubs: Commercial & Fraternal, Membership Organization
Cold Storage, Pre-Cooling, Warehouse & Processing Plant
Computer and Data Processing Services
Consumption on Premises in conjunction with restaurant or bar or cocktail lounge
Contractors and Builders: All Groups
Convenience Food and Beverage with a maximum of 20 fuel pumps (Limited to one for the entire MPD)
Cultural Facilities
Day Care Center: Child, Adult
Department Store
Drive through Facility for any Permitted Use
Drugstore/Pharmacy
Emergency Operations Center
EMS, Fire or Sheriff's Station
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention
Excess Spoil Removal
Factory Outlets, Point of Manufacture Only
Fences, Walls
Food and Beverage Service, Limited
Food Stores: All Groups
Freight or Cargo Handling Systems
Funeral Home and Mortuary (with or without crematorium)
Gasoline Dispensing System, Special
Gift and Souvenir Shop
Hardware Store
Health Care Facilities: All Groups
Hobby, Toy and Game Shops
Household and Office Furnishings: All Groups
Insurance Companies
Laundry or Dry Cleaning: All Groups
Lawn & Garden Supply Store
Library
Maintenance Facility (Government)
Manufacturing of:

- Apparel Products
- Boats

- Chemical and Allied Products: All Groups
- Electrical Machinery and Equipment
- Fabricated Metal Products, Groups II, III
- Food and Kindred Products, Groups II, III
- Furniture and Fixtures
- Leather and Leather Products, Group II
- Lumber and Wood Products, Group II
- Machinery, all groups
- Measuring, Analyzing and Controlling Instruments
- Novelties, Jewelry, Toys and Signs, All Groups
- Paper and Allied Products, Groups II, III
- Rubber and Plastic Products, Group II
- Stone, Clay, Glass and Concrete Products, Group I
- Textile Mill Products: All Groups
- Transportation Equipment, Group I

Medical Office

Motion Picture Production Studio

Nightclubs (limited to one for the entire MPD)

Non-store Retailers: All Groups

Paint, Glass and Wallpaper

Parcel and Express Services

Package Store

Parks, Groups I, II

Parking Lot:

Accessory

Commercial

Garage

Temporary

Personal Services: All Groups (Excluding Steam or Turkish Baths, Escort Services, Palm Readers, Fortunetellers or Card Readers)

Pet Services

Pet Shop

Photofinishing Laboratory

Place of Worship

Plant Nursery

Post Office

Printing and Publishing

Processing and Warehousing

Real Estate Sales Office

Recreation Facilities Commercial: Groups I, III, and IV

Rental or Leasing Establishment: All Groups

Repair Shops: Groups I, II, III and IV

Research and Development Laboratories: All Groups

Restaurant, Fast Food

Restaurants: All Groups

Retail and wholesale sales, when incidental and subordinate to the principal use on same premises

Schools:

Commercial

Noncommercial

Signs

Social Services: Groups 1, 11

Specialty Retail Shops: All Groups

Storage: Open & Indoor

Studios

Temporary Uses

Theater, Indoor

Transportation Services: Groups II, III and IV

Used Merchandise Stores: All Groups

Variety Store

Vehicle & Equipment Dealers: All Groups

Warehouse:

Mini-warehouse,

Private,

Public,

Wholesale Establishments: Groups I, II, and IV

Tracts C and D

Accessory Uses and Structures

Administrative Offices

Agricultural Services: Office/Base Operations

Agricultural Uses and Agricultural Accessory Uses (Subject to Condition 3)

Aircraft Food Services and Catering

Animals: Clinic or Kennel

Automobile Repair and Service: All Groups

Banks and Financial Establishments: Group I

Boats:

Boat Parts Store

Repair and Service

Sales

Dry Storage

Broadcast Studio, Commercial Radio and Television

Building Material Sales

Business Services: All Groups

Bus Station/Depot

Caretaker's Residence

Car Wash

Cleaning and Maintenance Services

Cold Storage, Pre-Cooling, Warehouse & Processing Plant

Computer and Data Processing Services

Consumption on Premises in conjunction with restaurant

Contractors and Builders: All Groups

Drive through Facility for any permitted use
Drugstore/Pharmacy
Emergency Operations Center
EMS, Fire or Sheriffs Station
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention
Excess Spoil Removal
Fences, Walls
Food and Beverage Service, Limited
Freight or Cargo Handling Systems
Gasoline Dispensing System, Special
Hardware Store
Hobby, Toy and Game Shops
Household and Office Furnishings: All Groups
Laundry or Dry Cleaning: All Groups
Lawn & Garden Supply Store
Maintenance Facility (Government)
Manufacturing of:
- Apparel Products
- Boats
- Chemical and Allied Products: All Groups
- Electrical Machinery and Equipment
- Fabricated Metal Products, Groups II, III
- Food and Kindred Products, Groups II, III
- Furniture and Fixtures
- Leather and Leather Products, Group II
- Lumber and Wood Products, Group II
- Machinery, All groups
- Measuring, Analyzing and Controlling Instruments
- Novelties, Jewelry, Toys and Signs, All Groups
- Paper and Allied Products, Groups II, III
- Rubber and Plastic Products, Group II
- Stone, Clay, Glass and Concrete Products, Group I
- Textile Mill Products: All Groups
- Transportation Equipment, Group I
Medical Office
Motion Picture Production Studio
Non-store Retailers: All Groups
Paint, Glass and Wallpaper
Parcel and Express Services
Parking Lot:
Accessory

Commercial
Garage
Temporary
Personal Services: All Groups (Excluding Steam or Turkish Baths, Escort Services, Palm Readers, Fortunetellers or Card Readers)
Pet Services
Pet Shop
Photofinishing Laboratory
Place of Worship
Post Office
Printing and Publishing
Processing and Warehousing
Real Estate Sales Office
Recreation Facilities Commercial: Groups I, III, and IV
Rental or Leasing Establishment: All Groups
Repair Shops: Groups I, II, III and IV
Research and Development Laboratories: All Groups
Restaurants: Groups I, II
Retail and wholesale sales, when incidental and subordinate to a principal use on same premises
Schools:
Commercial
Noncommercial
Signs
Social Services: Groups I, II
Specialty Retail Shops: All Groups
Storage: Open & Indoor
Studios
Temporary Uses
Transportation Services: Groups II, III and IV
Truck Stop, Trucking Terminal
Used Merchandise Stores: All Groups
Vehicle & Equipment Dealers: All Groups
Warehouse: Mini-warehouse, Private, Public
Wholesale Establishments: Groups I, III and IV