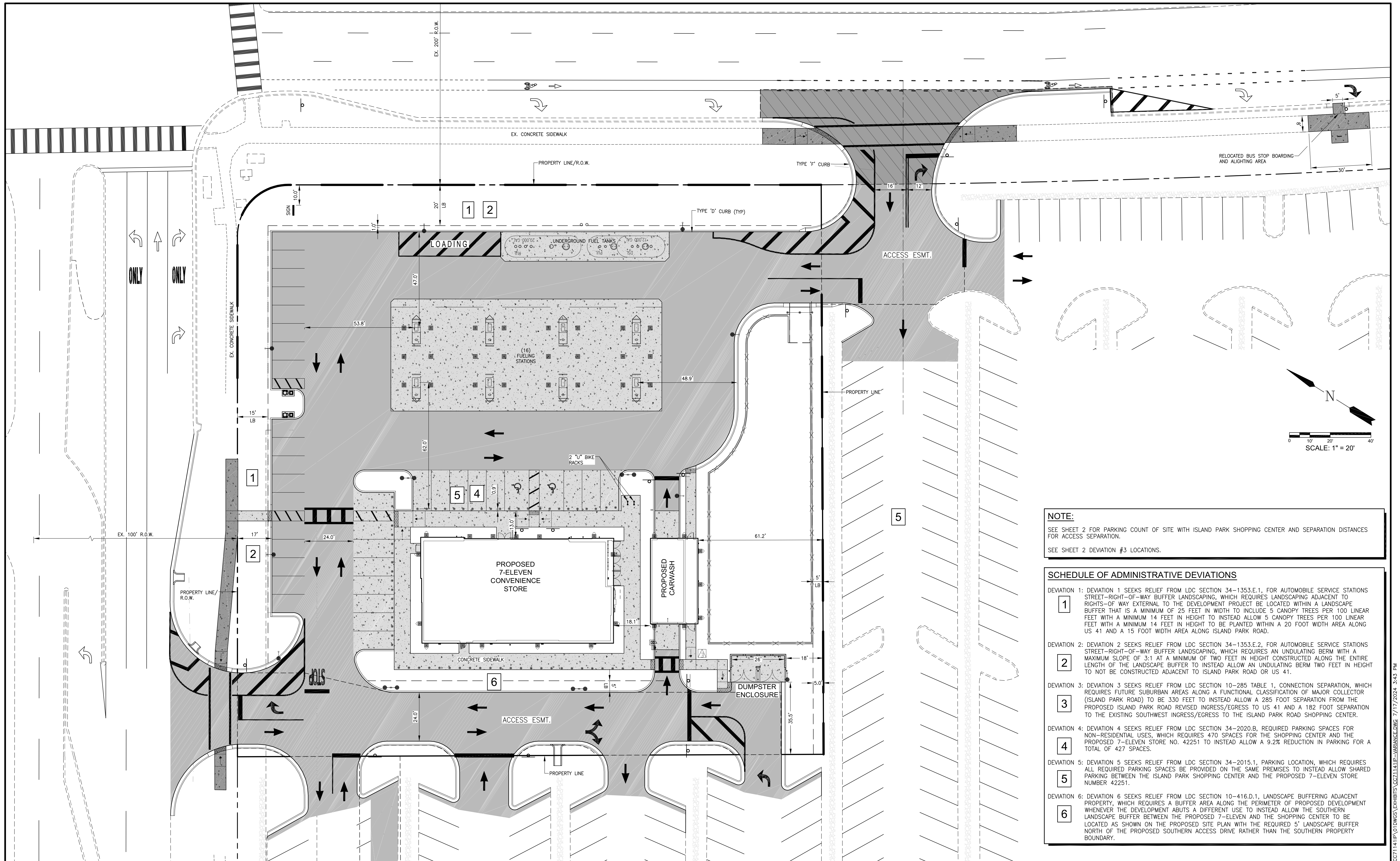
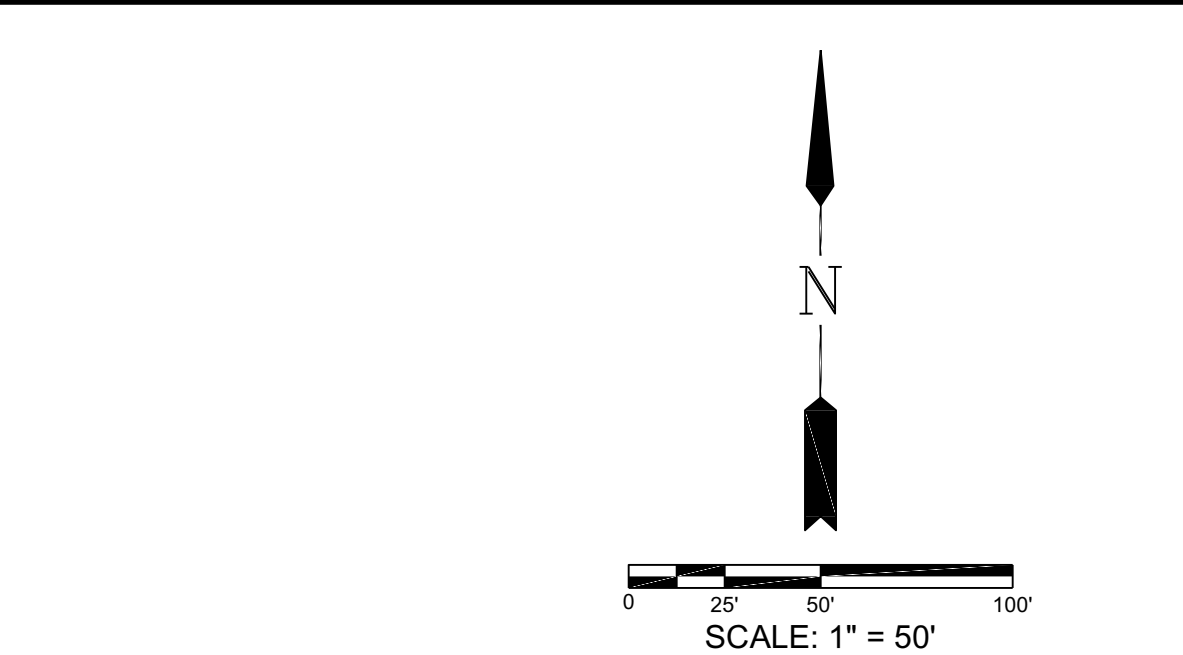
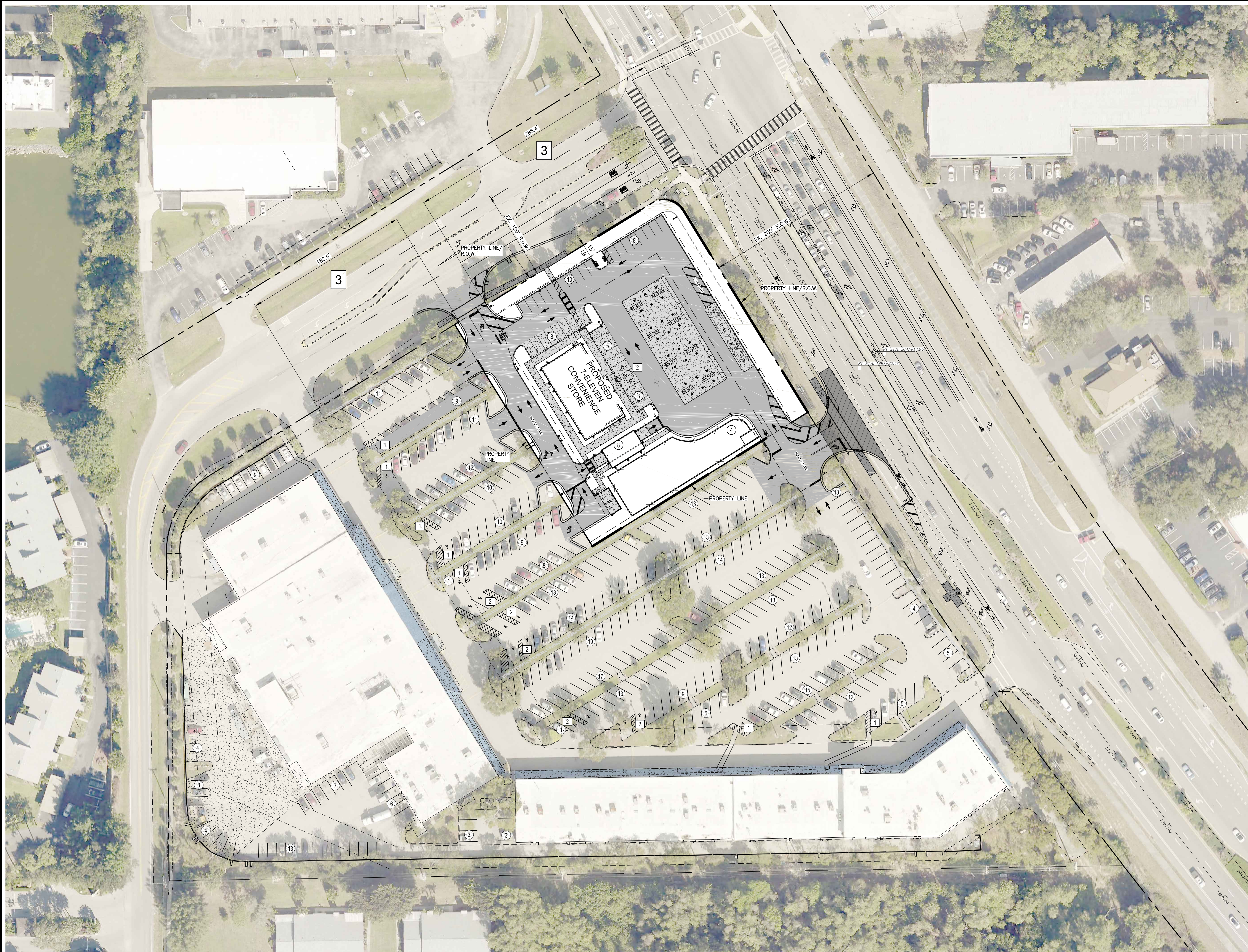




NOTE:
SEE SHEET 2 FOR PARKING COUNT OF SITE WITH ISLAND PARK SHOPPING CENTER AND SEPARATION DISTANCES FOR ACCESS SEPARATION.
SEE SHEET 2 DEVIATION #3 LOCATIONS.

- SCHEDULE OF ADMINISTRATIVE DEVIATIONS**
- 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 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.
- 3** DEVIATION 3 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.
- 4** DEVIATION 4 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 9.2% REDUCTION IN PARKING FOR A TOTAL OF 427 SPACES.
- 5** DEVIATION 5 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.
- 6** DEVIATION 6 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 THE PROPOSED SITE PLAN WITH THE REQUIRED 5' LANDSCAPE BUFFER NORTH OF THE PROPOSED SOUTHERN ACCESS DRIVE RATHER THAN THE SOUTHERN PROPERTY BOUNDARY.

LEGEND			DESIGNED BY: R.J.T.		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		7-ELEVEN STORE NO. 42251			Digitally signed by Rachel J. Tracey, P.E. Date: 2024.07.23 14:33:07 -04'00'	MUNICIPALITY: LEE COUNTY SEC./TNSHIP/RNG 01/46S/24E DATE: JUNE 2024 SUBMITTAL TYPE: EXHIBIT-VAR SHEET 1 OF 2
			DRAWN BY: C.G.K.				SEZ2024-00005 AND ADD2024-00111 EXHIBIT				
			APPROVED: M.T.H.				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				
			JOB CODE: CC71141IP								
SCALE: 1" = 20'			By								
Revision	Date	Description									



PARKING CALCULATIONS			
	REGULAR SPACES	ACCESSIBLE SPACES	TOTAL SPACES
TOTAL BOTH PARCELS	408	19	427

LEGEND	
REGULAR PARKING SPACES	#
ACCESSIBLE PARKING SPACES	#

Island Park Shopping Center and Proposed 7-Eleven Store 42251, Required Parking						
Notes: 1. Use Numbers, Area, and Business Information for the Island Park Center provided by R.E.B., LLC (Owner of Island Park Shopping Center)						
Unit No.	Area (SF)	Business Name	Use	Parking Count Requirement	Requirement	Calculation
100	1,416	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	4.05
102/104	6,678	Vacant Restaurant/Bar	Restaurant/Bar	Multiple-Use Development, Restaurant	12.5 spaces/1,000 SF	85.88
106	2,050	Dr. Aaron Manno	Dental Office	Multiple-Use Development, Offices, Medical and Healthcare Facilities	4 spaces/1,000 SF	8.20
108/110	2,365	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	6.77
112/114	3,081	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	8.80
116	1,122	Beretta Pet Groomer	Pet Groomer	Multiple-Use Development, Offices, Excluding Medical	1 Space/1,000 SF	3.21
118	1,400	Vacant Take out/cafe	Take out/cafe	Multiple-Use Development, Restaurant	12.5 spaces/1,000 SF	17.50
120	1,400	Vacant Nail Salon	Nail Salon	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	4.00
122	1,400	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	4.00
124	1,400	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	4.00
126/128/130	4,200	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	12.00
132/134	2,800	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	8.00
136	1,400	Sevco First Choice Catering	Catering	Multiple-Use Development, Restaurant	12.5 spaces/1,000 SF	17.50
138	1,250	Sevco First Choice Catering	Catering	Multiple-Use Development, Restaurant	12.5 spaces/1,000 SF	15.63
140	1,500	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	4.43
142	1,400	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	4.00
144	1,400	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	4.00
146	1,400	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	4.00
Total	37,008					213.95
Second floor Office Building						
Unit No.	Area (SF)	Business Name	Use	Parking Count Requirement	Requirement	Calculation
201	851	Vacant Office	Office	Multiple-Use Development, Offices, Excluding Medical	1 Space/1,000 SF	2.73
203	851	Vacant Office	Office	Multiple-Use Development, Offices, Excluding Medical	1 Space/1,000 SF	2.73
202/205	962	Vacant Office	Office	Multiple-Use Development, Offices, Excluding Medical	1 Space/1,000 SF	2.75
204	792	Vacant Office	Office	Multiple-Use Development, Offices, Excluding Medical	1 Space/1,000 SF	2.26
208/210/212	2,744	Vacant Office	Office	Multiple-Use Development, Offices, Excluding Medical	1 Space/1,000 SF	7.84
209/211/212/215	5,226	City of Palm Beach Club	Office	Multiple-Use Development, Offices, Excluding Medical	1 Space/1,000 SF	9.23
214	1,200	USA Gaming	Office	Multiple-Use Development, Offices, Excluding Medical	1 Space/1,000 SF	3.63
Total	15,724					30.44
Ground Level Storefronts Off Island Park Road						
Unit No.	Area (SF)	Business Name	Use	Parking Count Requirement	Requirement	Calculation
148	1,250	Vincenzo's	Restaurant/Bar	Multiple-Use Development, Restaurant	12.5 spaces/1,000 SF	15.63
150/152	4,365	Cham Bake	Restaurant/Bar	Multiple-Use Development, Restaurant	12.5 spaces/1,000 SF	24.56
154	2,400	Vacant Retail	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	6.86
Total	8,015					47.05
Former Public CVS Building Off Island Park Road						
Unit No.	Area (SF)	Business Name	Use	Parking Count Requirement	Requirement	Calculation
180	18,710	R-1-1 Global Logistics	Office	Multiple-Use Development, Offices, Excluding Medical	1 Space/1,000 SF	23.46
182	15,871	Quality Clean Linen Service	Commercial Laundry	Multiple-Use Development, Light Industrial	1.5 spaces/1,000 SF	15.87
186	1,200	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	3.63
188	1,100	Vacant Retail/Service	Retail	Multiple-Use Development, Retail, Small Products	1 Space/1,000 SF	3.34
190	15,500	Charter High School	High School	1 space per employee and 1 space per 10 students. 15 employees and 130 students currently enrolled.		48.00
Total	47,381					113.90
Proposed 7-Eleven						
Unit No.	Area (SF)	Business Name	Use	Parking Count Requirement	Requirement	Calculation
N/A	4,832	7-Eleven Store No. 42251	Convenience Food and Beverage with 8 Fuel Pumps (16 fueling positions)	1 space/200 SF and one parking space per 1 space fuel pump (16 fuel pumps) will be credited against parking.	24 spaces/200 SF and one parking space per 1 space fuel pump (16 fuel pumps)	27.16
				Total Required	469.70	
				Total Full Space Required	470.00	
				Total Proposed	427.00	
A 5.2% parking reduction was previously approved under ADD2022-00110. A new ADD is concurrent with this application for a proposed 9.2% reduction.						

LEGEND

Revision	Date	Description

DESIGNED BY:	R.J.T.
DRAWN BY:	C.G.K.
APPROVED:	M.T.H.
JOB CODE:	CC71141P
SCALE:	1" = 50'

**GradyMinor**

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

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

7-ELEVEN STORE NO. 42251

SEZ2024-00005 AND
ADD2024-00111 EXHIBIT

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

RACHEL J. TRACEY, P.E.
FLORIDA P.E. LICENSE NO. 85322

MUNICIPALITY:	LEE COUNTY
SEC/TOWNSHIP/RNG	01/465/24E
DATE:	JUNE 2024
SUBMITTAL TYPE:	EXHIBIT-VAR
SHEET	2 OF 2