ADD2024-00185 Lee County ePlan

SCHEDULE OF USES

Amusement Park
Auto Parts Store
Automobile Repair and Service, Groups I and II
Automobile Service Station
Banks and Financial Institution, Groups I and II
Bar or Cocktail Lounge
Broadcasting Studio, Commercial Radio And Television
Business Services, All Groups
Car Wash
Clothing Stores, General
Clubs, Commercial, Fraternal
Consumption on Premises
Convenience Food and Beverage Stores
Cultural Facilities
Department Store
Drive Thru Facility
Flea Market, Indoor and Open
Food Stores, Groups I and II
Hobby, Toy, and Game Shops
Hotel, Motel
Household/Office Furnishings, Groups I and II
Lawn and Garden Supply Store
Mobile Home Dealer
Music Store
Night Club
Novelties, Jewelry, Toys, Signs,
Manufacturing, Groups I, II, and III
Package Store
Paint, Glass, and Wallpaper Store
Personal Services, Groups I, II and III
Plant Nursery
Produce Market
Recreation Facilities, Commercial
Recreation, Commercial, All Groups
Rental Establishments, Group I and II
Repair Shops, All Groups
Restaurants, Groups I, II and III
Self Service Fuel Pump Stations
Self Service Fuel Pumps
Specialty Retail Shops, Groups I and II
Studios
Storage, indoor and outdoor
Temporary Uses: Carnivals, Fairs, Circuses, Amusement Devices and Christmas Tree Sales
Tower, Communication
Use Merchandise Stores, All Groups
Variety Store
Vehicle and Equipment Dealers, All Groups
Wholesale Establishments, All Groups

DEVELOPMENT PARAMETERS

	EXISTING DEVELOPMENT AREA	NORTHWEST DEVELOPMENT AREA	SOUTHWEST DEVELOPMENT AREA	OVERALL DEVELOPMENT
SIZE	APPROX. 12 ACRES	APPROX. 1 ACRE	APPROX. 4 ACRES	17.03 ACRES
MAX HT. OF BLDGS	55 FEET	55 FEET	55 FEET	55 FEET
COMMERCIAL G.L.A. (MAX)	150,000 SQ FT	17,400 SQ FT	69,700 SQ FT	237,100 SQ FT
HOTEL/MOTEL TRANSIENT EFFICIENCY CONVENTION	N/A	N/A 25 UNITS N/A	100 UNITS 100 UNITS 200 UNITS	100 UNITS 100 UNITS 200 UNITS
BUFFERS BUFFERS	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D8)	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D8)	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D8)	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D8)
ENV. SENSITIVE LAND AND WATER	NONE	NONE	NONE	NONE
PUBLIC TRANSIT FACILITIES	LEE TRAN ROUTE ON BUSINESS 41	LEE TRAN ROUTE ON US 41	LEE TRAN ROUTE ON US 41	LEE TRAN
OPEN SPACE	1.8 AC. ON LAND 1.8 AC. LAKE 3.6 AC. TOTAL	0.23 AC. ON LAND 0.07 AC. CREDIT FOR LAKE	0.9 AC. ON LAND 0.3 AC. CREDIT FOR LAKE	2.93 AC. ON LAND 2.17 AC. LAKE 5.1 AC TOTAL (30%)
DEVIATIONS	ALL	Z.5. D.7. D.8	Z.5. D.7. D.8	
PROPERTY DEVELOPMENT REGULATIONS	CG	CG	CG	CG

SCHEDULE OF DEVIATIONS

Z.1 ZONING ORD., SECTION 202.16.C.1. ALONG BUSINESS 41, TO ALLOW 21 EXISTING PARKING SPACES TO CONTINUE TO BE EXITED BY BACKING INTO THE RIGHT-OF-WAY OF BUSINESS 41.

Z.2 ZONING ORD., SECTION 202.16.C.2. ALONG BUSINESS 41, TP CHANGE THE MAXIMUM WIDTH FOR A PARKING LOT ENTRANCE FROM 35 FEET TO APPROXIMATELY 50 FEET FOR EXISTING ACCESSWAYS.

Z.3 ZONING ORD., SECTION 202.16.F. WITH REGARD TO EXISTING PARKING, TO ALLOW EXISTING PARKING SPACES AND AISLES NOT TO MEET CURRENT PARKING LOT DIMENSIONAL STANDARDS (EXISTING DIMENSIONS VARY AND ARE NOT KNOWN); AND, TO ALLOW EXISTING SPACES WHICH DO NOT ABUT A CURB, FENCE, WALL OR OTHER STRUCTURE NOT BE PROVIDED WITH A PARKING BLOCK.

Z.4 ZONING ORD., SECTION 202.18.B.2.a. ALONG BUSINESS 41, TO CHANGE THE MINIMUM SETBACK FOR BUILDINGS AND STRUCTURES FROM THE RIGHT-OF-WAY OF AN ARTERIAL OR COLLECTOR STREET FROM 25 FEET (WITHOUT FRONTAGE STREET, OR 65 FEET WITH FRONTAGE STREET) TO THE DISTANCES, WHICH NOW EXIST BETWEEN BUILDINGS AND STRUCTURES AND THE RIGHT-OF-WAY OF BUSINESS 41.SAID DISTANCES VARY.

Z.5 ZONING ORD., SECTION 461.C.2.a. TO CHANGE THE MINIMUM SETBACK FOR BUILDINGS, PARKING, INTERNAL ROADS OR DRIVES FROM THE DEVELOPMENT PERIMTER FROM 25 FEET TO THE DISTANCES WHICH NOW EXIST BETWEEN BUILDINGS, PARKING, INTERNAL ROADS OR DRIVES AND THE DEVELOPMENT PERIMETER OR 25 FEET. WHICHEVER IS LESS.

Z.6 ZONING ORD., SECTION 461.C.2.a.3) WITH REGARD TO THE EXISTING PRINCIPAL BUILDINGS, TO CHANGE THE MINIMUM SEPARATION BETWEEN PRINCIPAL BUILDINGS FROM ONE-HALF THE SUM OF THEIR HEIGHTS OR TWENTY FEET, WHICHEVER IS GREATER, TO ONE-HALF THE SUM OF THEIR HEIGHTS OR TWENTY FEET, WHICHEVER IS GREATER, BUT NOT GREATER THAN THE DISTANCES WHICH NOW EXIST BETWEEN EXISTING PRINCIPAL BUILDINGS, SAID DISTANCES VARY.

D.1 DSO, SECTION 9.D. TO CHANGE THE MINIMUM INTERSECTION SEPARATION ON AN ARTERIAL STREET FROM 660 FEET TO APPROXIMATELY 120 FEET BETWEEN EXISTING ACCESSWAYS.

D.2 DSO, SECTION 10.G.1. TO ELIMINATE THE REQUIREMENT THAT A DRAINAGE EASEMENT OR RIGHT-OF-WAY BE PROVIDED FOR THE EXISTING LAKE.

D.3 DSO, SECTION 10.H.5.a.2 & e. WITH REGARD TO THE EXISTING LAKE, TO CHANGE THE MINIMUM SETBACK FOR EXCAVATIONS FROM A PROPERTY LINE FROM 50 FEET TO APPROXIMATELY 35 FEET, UNFENCED; AND TO DELETE THE STIPULATION OF DEVELOPMENT ORDER EXEMPTION NO. 93-03-049-06E, DATED MAY 17, 1993, THAT THE SOUTHWEST PART OF THE LAKE MUST BE FILLED TO PROVIDE A 50 FOOT LAKE SETBACK.

D.4 DSO, SECTION 10.H.5.c. WITH REGARD TO THE EXISTING LAKE, TO CHANGE THE MAXIMUM DEPTH FROM 12 FEET TO THE EXISTING DEPTH OR 12 FEET, WHICHEVER IS GREATER. THE EXISTING DEPTH IS UNKNOWN.

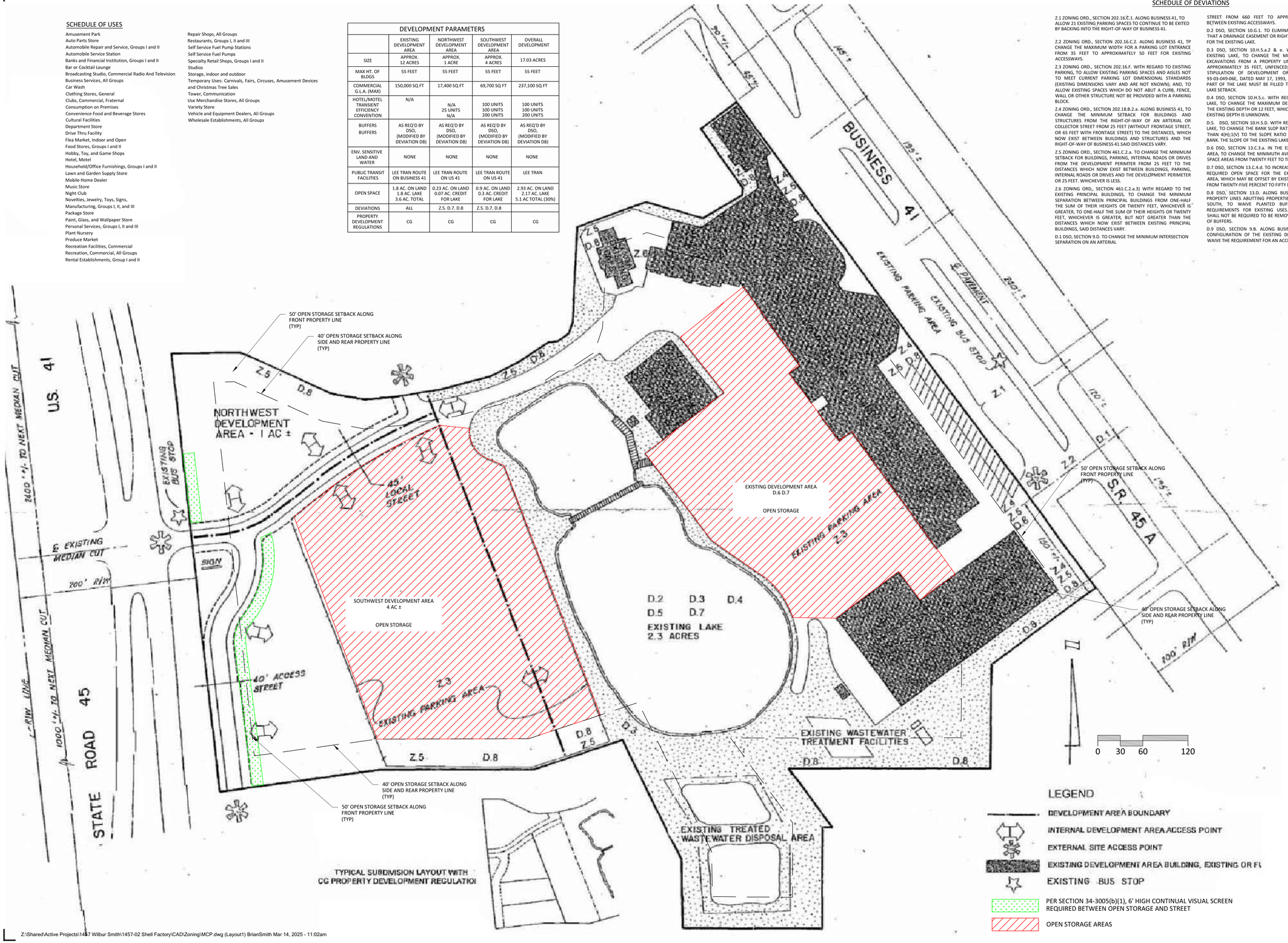
D.5. DSO, SECTION 10.H.5.D. WITH REGARD TO THE EXISTING LAKE, TO CHANGE THE BANK SLOP RATIO FROM NOT GREATER THAN 4(H):1(V) TO THE SLOPE RATIO OF THE EXISTING LAKE BANK. THE SLOPE OF THE EXISTING LAKE BANK VARIES.

D.6 DSO, SECTION 13.C.3.a. IN THE EXISTING DEVELOPMENT AREA, TO CHANGE THE MINIMUTH AVERAGE WIDTH OF OPEN SPACE AREAS FROM TWENTY FEET TO TEN FEET.

D.7 DSO, SECTION 13.C.4.d. TO INCREASE THE PERCENTAGE OF REQUIRED OPEN SPACE FOR THE EXISTING DEVELOPMENT AREA, WHICH MAY BE OFFSET BY EXISTING BODIES OF WATER FROM TWENTY-FIVE PERCENT TO FIFTY PERCENT.

D.8 DSO, SECTION 13.D. ALONG BUSINESS 41 AND ALONG PROPERTY LINES ABUTTING PROPERTIES TO THE NORTH AND SOUTH, TO WAIVE PLANTED BUFFER AND SCREENING REQUIREMENTS FOR EXISTING USES. EXISTING PAVEMENT SHALL NOT BE REQUIRED TO BE REMOVED FOR THE CREATION OF BUFFERS.

D.9 DSO, SECTION 9.B. ALONG BUSINESS 41, DUE TO THE CONFIGURATION OF THE EXISTING DEVELOPMENT AREA TO WAIVE THE REQUIREMENT FOR AN ACCESS STREET.



Z:\Shared\Active Projects\1457 Wilbur Smith\1457-02 Shell Factory\CAD\Zoning\MCP.dwg (Layout1) BrianSmith Mar 14, 2025 - 11:02am

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CLIENT NAME AND ADDRESS

SHELL FACTORY
ADD SUBMITTAL
NORTH FORT MYERS
PROJECT NAME AND LOCATION

REVISION NO. | DATE | REVISIONS DESCRIPTION

DATE:	03-03-25
PROJECT NO.	1457-02
FILE NO.	1457-02 MCP.dwg
SCALE:	AS SHOWN

MASTER CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER