ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Cindy Leal Brizuela, in reference to The Shell Factory CPD, filed an application for administrative approval of an amendment to zoning Resolution Z-94-038 to add the uses “Storage, Indoor” and Storage, Open” to the schedule of uses, to amend the Master Concept Plan to depict visual screening required by LDC Section 34-3005(b), and to seek approval of a deviation from Land Development Code Section 10-416(d)(3), which requires Type A buffers between commercial uses, to allow the existing buffers to remain on property located at 2787/2751 North Tamiami Trail; and

WHEREAS, the applicant has indicated the property’s current STRAP number is 27-43-24-00-00009.0000, and a legal description of the subject property is attached as Exhibit “A”; and

WHEREAS, the subject property is zoned Commercial Planned Development (CPD) and is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the current Planned Development was approved by Resolution Z-94-038 and was amended by Zoning Resolution ADD2009-00051 (see Exhibits “B” and “C”); and

WHEREAS, the property was developed with a tourist attraction facility that includes uses such as “amusement park,” “flea market,” “recreation, commercial, all groups” and similar uses; and

WHEREAS, the attraction has since been closed and the applicant wishes to sell off the assets of the park; and

WHEREAS, the need to sell the park assets requires both indoor and outdoor storage space (see Exhibit “D”); and

WHEREAS, the uses “Storage, Indoor” and “Storage, Open” are not listed uses on the Schedule of Uses in Zoning Resolution Z-94-038 or ADD2009-00051; and

WHEREAS, the subject property abuts North Tamiami Trail (Business 41) on the east and North Cleveland Avenue (US 41) on the west; and

WHEREAS, as a commercially zoned property fronting on US 41 and Business 41, the subject property is within the North Fort Myers Commercial Corridor as defined by LDC Section 33-1566; and

WHEREAS, the subject property is already approved for uses that historically include the use “Storage, Open” as an accessory use; and

WHEREAS, the subject property is located within a mostly commercially zoned area, with Commercial (C-2) and Commercial (C-1A) abutting on the south and Commercial (C-2) abutting on the north; and

WHEREAS, LDC Section 10-416(d)(3) requires Type A Buffers between commercial uses; and

WHEREAS, the applicant wishes to memorialize the existing buffers on the subject property through a deviation request (Deviation #1): and

WHEREAS, areas used for open storage will need to provide visual screening as outlined by LDC Section 34-3005(b); and

WHEREAS, the applicant proposes to amend the Master Concept Plan to depict the visual screening as required by LDC Section 34-3005(b); and

WHEREAS, the uses “Storage, Indoor” and “Storage, Open” do not increase the height, density, or intensity of development on the subject property and are substantially similar to the uses permitted withing the planned development; and

WHEREAS, the applicant conducted a public informational session before the North Fort Myers Design Review Panel on October 29, 2024, to present the requested administrative amendment to the public, and has provided a meeting summary document as required by LDC Section 33-1532 (see Exhibit “F”); and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS, it is found that the proposed amendment does not increase height, density, or intensity within the development; does not underutilize public resources or infrastructure; does not decrease open space required by the LDC by more than 10 percent; does not reduce total open space, buffering, landscaping or preservation areas; does not otherwise adversely impact on surrounding land uses; and is consistent with the Lee Plan.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an administrative approval for an amendment to Zoning Resolution Z-94-038, to add the uses “Storage, Indoor” and “Storage, Open” to the schedule of uses, to amend the Master Concept Plan to depict visual screening required by LDC Section 34-3005(b), and to seek a deviation from LDC 10-416(d)(3) to allow the existing buffers to remain **is APPROVED,**

subject to the following conditions:

1. **The development must be substantially consistent with the Master Concept Plan dated 03-03-25, attached hereto as Exhibit "D."**

2. **The approved uses on the subject property are limited to the schedule of uses attached as Exhibit "E," which amend and supersede the Schedules of Uses approved by Resolution Z-94-038 and ADD2009-00051.**

3. **Deviation (1), which seeks relief from LDC Section 10-416(d)(3), which requires a Type A buffer between abutting commercial uses, to allow the existing buffers to remain, is APPROVED.**

4. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.**

5. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 5/12/2025

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

List of Exhibits
Exhibit A: Legal Description
Exhibit B: Resolution Z-94-038
Exhibit C: Resolution ADD2009-00051
Exhibit D: Master Concept Plan
Exhibit E: Schedule of Uses
Exhibit F: Public Information Session Summary

EXHIBIT A

LEGAL DESCRIPTION

STRAP#

27-43-24-00-00009.0000

Exhibit B

RESOLUTION NUMBER Z-94-038

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Homestead Insurance Company, represented by Shell Factory Museum, Inc., in reference to The Shell Factory, has properly filed an application for a rezoning from ASG-2 and C-2 to CPD; and

WHEREAS, the subject property is located at 2787 North Tamiami Trail, described more particularly as:

LEGAL DESCRIPTION: In Section 27, Township 43 South, Range 24 East, Lee County, Florida:

A tract or parcel of land located in Section 27, Township 43 South, Range 24 East, Lee County, Florida, which tract or parcel is more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter (NE1/4) of said Section 27;
THENCE run N89°54'20"W along the South line of said Northeast Quarter (NE1/4) for 1,309.32 feet to an intersection with the Southwesterly right-of-way line (100 feet from the centerline) of SR 45-A (Business 41);
THENCE run N36°37'50"W along said right-of-way line for 438.15 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING run S53°22'10"W for 175.95 feet;
THENCE run S00°05'40"W for 140.83 feet to the South line of the parcel as described in Official Records Book 1378, Page 1046, Public Records of Lee County, Florida;
THENCE run N89°54'20"W along said South line for 275.42 feet;
THENCE run S36°37'50"E for 100.00 feet;
THENCE run N89°54'10"W for 12.99 feet;
THENCE run S00°12'35"E for 137.94 feet;
THENCE run N89°54'20"W for 190.23 feet;
THENCE run N00°55'05"W for 95.09 feet;
THENCE run N26°18'33"W for 181.94 feet;
THENCE run S71°36'35"W for 127.10 feet;
THENCE run N89°40'10"W for 206.33 feet;
THENCE run S82°05'55"W for 222.53 feet to the Easterly right-of-way line of SR 45;
THENCE run North along said right-of-way line along the arc of a curve to the left having for its elements: radius = 5,797.58 feet, arc = 601.36 feet, chord = 601.09 feet, delta = 05°56'35", chord bearing = N06°34'43"W for 601.36 feet;
THENCE run S89°57'07"E for 94.30 feet;
THENCE run S65°27'04"E for 138.56 feet;
THENCE run S80°20'32"E for 42.20 feet;
THENCE run N89°19'28"E for 32.12 feet;
THENCE run N81°30'18"E for 73.01 feet;
THENCE run N75°26'36"E for 71.79 feet;
THENCE run N63°23'24"E for 43.01 feet;
THENCE run N55°36'56"E for 47.27 feet;
THENCE run N84°32'51"E for 11.41 feet;
THENCE run N53°56'16"E for 19.21 feet;
THENCE run N18°04'00"E for 15.84 feet;
THENCE run N02°36'06"E for 129.46 feet;
THENCE run N70°30'36"E for 101.58 feet;
THENCE run S73°06'30"E for 79.92 feet;
THENCE run N59°38'00"E for 62.11 feet;
THENCE run N05°22'30"E for 6.97 feet;
THENCE run N35°28'20"W for 101.17 feet;
THENCE run N52°48'37"E for 61.51 feet to the aforementioned Southwesterly right-of-way line of SR 45-A (Business 41);
THENCE run S36°37'50"E along said right-of-way line for 822.43 feet to the POINT OF BEGINNING.
Said parcel contains 17.03 acres more or less.
Said parcel is subject to easements, restrictions and reservations of record.

WHEREAS, the applicant has indicated the property's current STRAP number is 27-43-24-00-00009.0000; and

WHEREAS, proper authorization has been given to Spectrum Engineering, Inc. and Henderson, Franklin, Starnes & Holt, P.A., by Homestead Insurance Company, the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on August 30, 1994 and subsequently continued to September 16, 1994; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE with conditions, a rezoning from AG-2 and C-2 to CPD.

The rezoning and Master Concept Plan, which deviate from certain Lee County Standards, are subject to the following conditions:

1. The development of this project shall be substantially in accordance with the two-page Master Concept Plan identified as "Master Concept Plan for The Shell Factory", prepared by Spectrum Engineering, Inc., dated June, 1993, revised 9-27-94, stamped received 9-28-94, except as modified by the conditions below. This approval does not alleviate the need to comply with all state and county development regulations, except as specifically modified by this approval.

2. The uses of this property shall be limited to those uses listed on the Master Concept Plan, except as further limited by other conditions herein. Maximum gross leasable area cannot exceed 237,100 square feet for the overall development. The distribution must not exceed the following (as shown on the Master Concept Plan):

"northwest" area	17,400 square feet
"southwest" area	69,700 square feet
"existing" area	150,000 square feet

3. Prior to development of the Northwest and Southwest parcels, the Development Parameters Table on the Master Concept Plan must be amended to delete the "D-7" deviation designation from the Northwest and Southwest areas.

4. Deviation (1) is a request to deviate from Land Development Code (LDC) Section 34-2013(a) [Zoning Ordinance (ZO) Section 202.16.C.1], to allow 21 existing parking spaces along Business 41 to continue to be exited by backing into the right-of-way of Business 41. Deviation (1) is hereby APPROVED subject to the CONDITION that, if Business 41 is widened or reconstructed, then the spaces must be redesigned to prevent vehicles from backing into the "traveled way." No deviation for a lesser number of parking spaces is granted.

5. Deviation (2) is a request to deviate from LDC Section 34-2013(b)(3) [ZO Section 202.16.C.2], to change the maximum width for a parking lot entrance from 35 feet to approximately 50 feet for existing accessways along Business 41 only. Deviation (2) is hereby APPROVED on the CONDITION that the approval is for the existing accessways only.

6. Deviation (3) is a request to deviate from LDC Section 34-2016 [ZO 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 parking spaces which do not abut a curb, fence, wall or other

structure not to be provided with a parking block. Deviation (3) is hereby APPROVED subject to the clarification that this does not apply to any new development or redevelopment; approval is for existing spaces and aisles only.

7. Deviation (4) is a request to deviate from LDC Section 34-2192(a) [ZO Section 202.18.B.2.a.] 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). Deviation (4) is hereby APPROVED on the CONDITION that the approval is for the existing setbacks along Business 41 only.

8. Deviation (5) is a request to deviate from LDC Section 34-935(b) [ZO Section 461.C.2.a.], to change the minimum setback for buildings, parking, internal roads or drives from the development perimeter 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. Deviation (5) is hereby APPROVED on the CONDITION that approval is for the existing setbacks only.

9. Deviation (6) is a request to deviate from LDC Section 34-935(e)(4) [ZO Section 461.C.2.b. 3)], with regard to existing principal buildings, to change the minimum separation between principal buildings from 1/2 the sum of their heights or 20 feet, whichever is greater, to 1/2 the sum of their heights or 20 feet, whichever is greater, but not greater than the distances which now exist between existing principal buildings (said distances vary). Deviation (6) is hereby Approved on the CONDITION that approval is for the existing separation distances only.

10. Deviation (7) is a request to deviate from LDC Section 10-285 [Development Standards Ordinance (DSO) Section 9.D], to change the minimum intersection separation on an arterial street from 660 feet to approximately 120 feet between existing accessways. Deviation (7) is hereby APPROVED on the CONDITION that approval is for existing accessways only and that, at such time as Business 41 is widened and/or reconstructed, the access point locations must meet any Florida Department of Transportation access management criteria.

11. Deviation (8) is a request to deviate from LDC Section 10-328, [DSO Section 10.G.1], to eliminate the requirement that a drainage easement or right-of-way be provided for the existing lake. Deviation (8) is hereby APPROVED on the CONDITION that approval is for the existing lake only.

12. Deviation (9) is a request to deviate from LDC Section 10-329 [DSO Sections 10.H.5.a.2. and 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 #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. Deviation (9) is hereby APPROVED on the CONDITION that approval is for the existing lake only.

13. Deviation (10) is a request to deviate from LDC Section 10-329 [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). Deviation (10) is hereby APPROVED on the CONDITION that approval is for the existing lake depth only.

14. Deviation (11) is a request to deviate from LDC Section 10-329 [DSO Section 10.H.5.d.], with regard to the existing lake, to change the bank slope 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). Deviation (11) is hereby APPROVED on the CONDITION that approval is for the existing lake slope ratio only.

15. Deviation (12) is a request to deviate from LDC Section 10-413 [DSO Section 13.C.3.a.], in the existing development area, to change the minimum average width of open space areas from 20 feet to 10 feet (for the exist-

ing open space area only). Deviation (12) is hereby APPROVED on the CONDITION that approval is for the existing development area only.

16. Deviation (13) is a request to deviate from LDC Section 10-413 [DSO Section 13.C.4.d.], to increase the percentage of required open space which may be offset by existing bodies of water from 25 percent to 50 percent. Deviation (13) is hereby APPROVED with the CONDITION that any new development within the 17.03 acre parent parcel or in an outparcel(s) submitted for development order must meet the minimum percentage and dimensional open space requirements in the Land Development Code. This condition applies only to new development proposed within the Northwest Development Area or Southwest Development Area, as labeled on the Master Concept Plan.

17. Deviation (14) is a request to deviate from LDC Section 10-413 [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 only. Existing pavement shall not be required to be removed for the creation of buffers. Deviation (14) is hereby APPROVED on the CONDITION that approval is for the existing uses only.

18. Deviation (15) is a request to deviate from LDC Section 10-282 [DSO Section 9.B], along Business 41, due to the configuration of the existing development area, to waive the requirement for an access street. Deviation (15) is hereby APPROVED on the CONDITION that approval is for the existing development area only.

Site Plan 94-038 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings and conclusions were made in conjunction with this approval of CPD zoning:

A. That there are changing conditions in the vicinity of the subject property which makes approval of the CPD zoning appropriate.

B. That the CPD, as conditioned, will not have an adverse impact on the intent of the Zoning Section of the Land Development Code.

C. That the CPD, as conditioned, is consistent with the goals, objectives, policies and intent of the Lee Plan, and with the densities, intensities, and general uses set forth in the Lee Plan.

D. That the CPD, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed uses.

E. That the subject property is partially developed, and there are no environmentally sensitive lands or listed species to be affected by its further development.

F. That the CPD, as conditioned, will be compatible with existing or planned uses and will not cause damage, hazard, nuisance or other detriment to persons or property.

G. That the CPD, as conditioned, does not place an undue burden upon existing transportation or other services and facilities, and will be served by streets with the capacity to carry traffic generated by the development.

H. That the CPD, as conditioned, will comply with all applicable general zoning provisions and supplemental regulations pertaining to the uses, as set forth in the Land Development Code.

I. That the mix of uses are appropriate for this site, and will be compatible with other uses and zoning in the vicinity.

J. That the approved deviations will enhance the achievement of the objectives of the planned development, and will protect the public health, safety and welfare.

K. That each condition imposed herein is reasonably related to the anticipated impacts from the proposed plan of development, and will ensure the protection of the public health, safety and welfare.

L. That the CPD, as conditioned, will not conflict with the redevelopment plan for the North Ft. Myers Community Redevelopment Area.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Douglas R. St. Cerny, and seconded by Commissioner John E. Albion and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Franklin B. Mann	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 17th day of October, A.D., 1994.

ATTEST:
CHARLIE GREEN, CLERK

BY: Ruth Freymier
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Ray Judah
Chairman

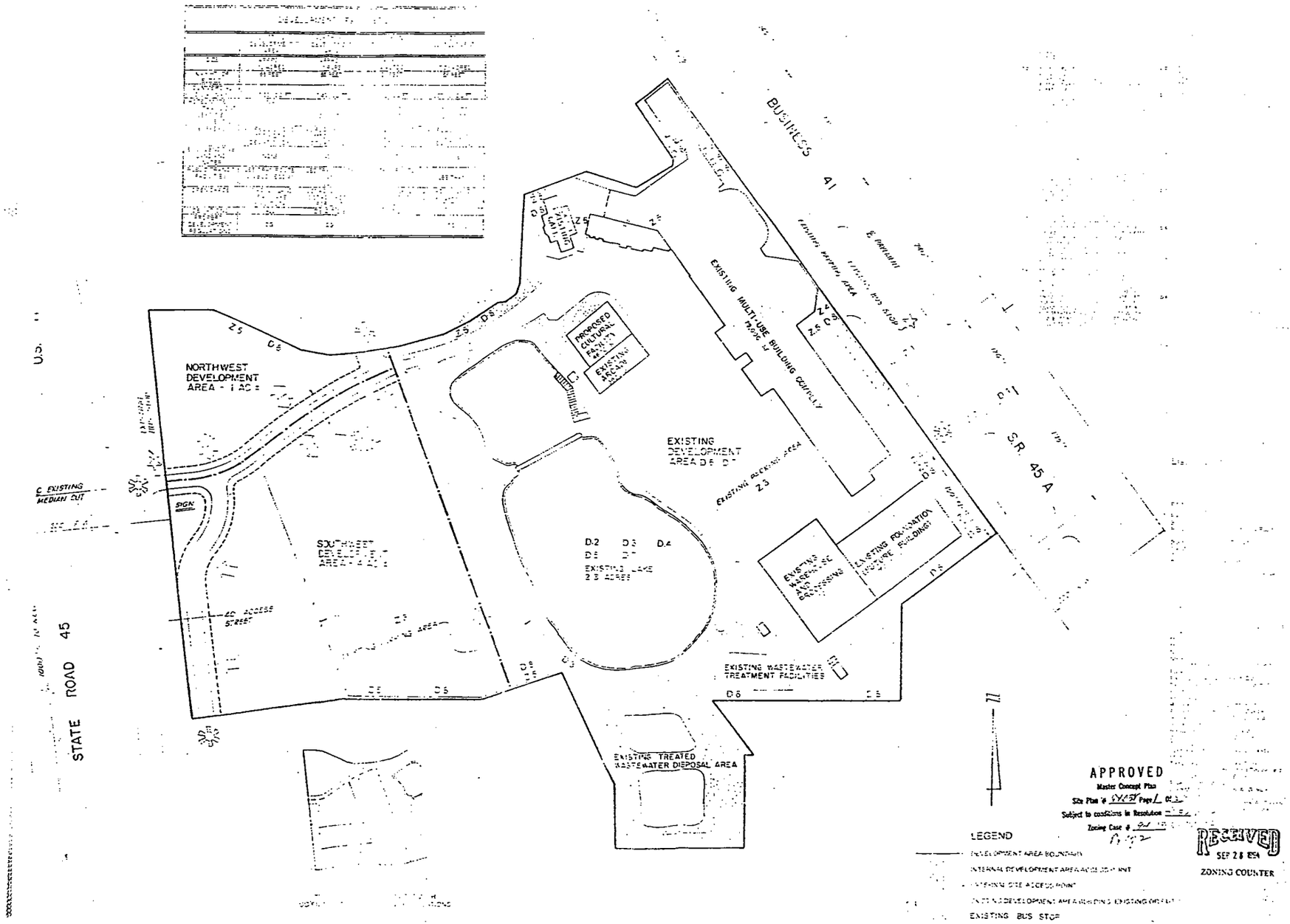
Approved as to form by:

County Attorney's Office

FILED

OCT 28 1994

CLERK CIRCUIT COURT
BY Ruth F. D.C.

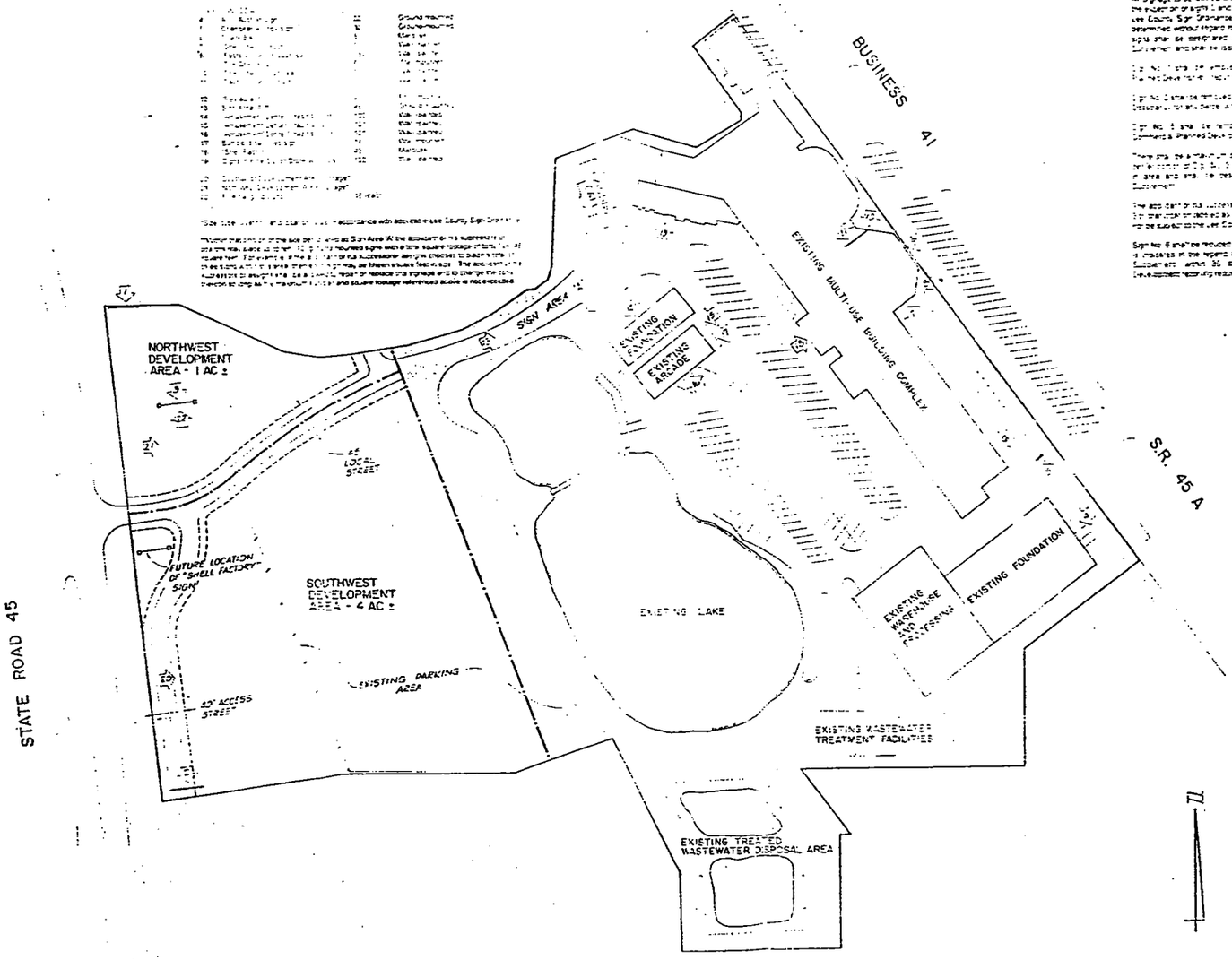


APPROVED
Master Concept Plan
Site Plan # 5/1/87 Page 1 of 2
Subject to conditions in Resolution
Zoning Case # 84-10
8-9-87

RECEIVED
SEP 28 1984
ZONING COUNTER

THE SHELL FACTORY
MASTER CONCEPT PLAN
THE SHELL FACTORY MUSEUM, INC.
2787 NORTH TAMIAMI TRAIL
FORT MYERS, FL 33903

PROJECT
DATE
SCALE
SHEET



APPROVED
Master Concept Plan
Site Plan # [illegible] Page 3 of [illegible]
Subject to conditions in Resolution [illegible]
Zoning Case # [illegible]

RECEIVED
SEP 28 1994
ZONING COUNTER

THE SHELL FACTORY
MASTER CONCEPT PLAN SUPPLEMENT

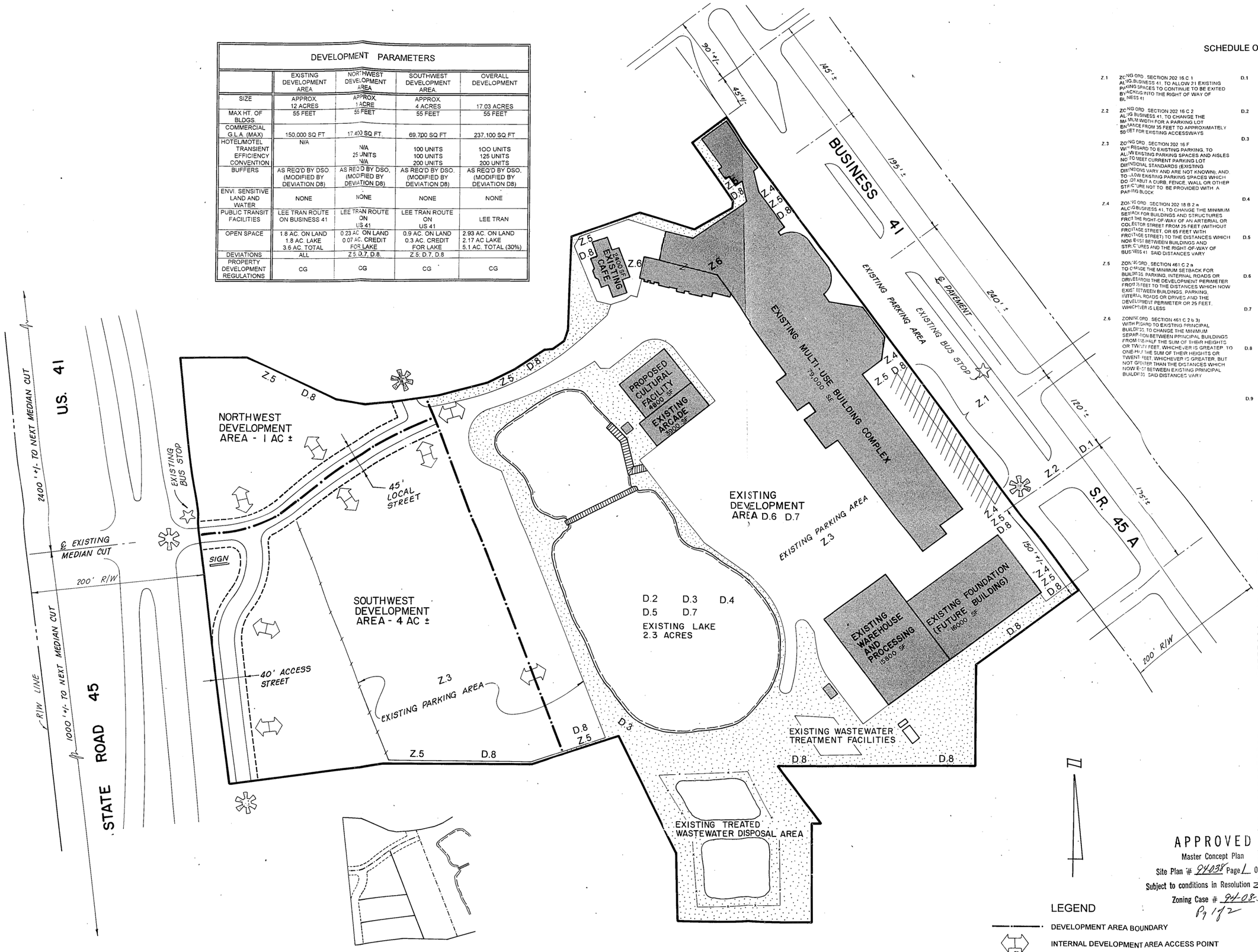
THE SHELL FACTORY ARCADE, INC.
[illegible]

PROJECT 960[illegible]
DATE: AUGUST [illegible]
SCALE: 1" = 60'

SHEET 1 OF

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 125 UNITS 200 UNITS
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)
ENVI. 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



TYPICAL SUBDIVISION LAYOUT WITH CG PROPERTY DEVELOPMENT REGULATIONS

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, TO CHANGE THE MINIMUM 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 PARKING SPACES WHICH DO NOT ABUT A CURB, FENCE, WALL OR OTHER STRUCTURE NOT TO 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 PERIMETER 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.b.3) WITH REGARD TO 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. 93-03-049-00B, 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 SLOPE 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 MINIMUM 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

List of Uses

Amusement Park
Auto Parts Store
Automobile Repair and Services, Groups I and II
Automobile Service Station
Banks and Financial Institutions, Groups I and II
Bar or Cocktail Lounge
Boat Parts Stores
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 Wall Paper Store
Personal Services, Groups I, II and III
Plant Nursery
Produce Market
Recreation Facilities, Commercial
Recreation, Commercial, All Groups
Rental Establishments, Groups I and II
Repair Shops, All Groups
Restaurants, Groups I, II, and III
Self Service Fuel Pump Stations
Self Service Fuel Pumps
Specially Retail Shops, Groups I and II
Studios
Temporary Uses; Carnivals, Fairs, Circuses, Amusement Devices and Christmas Tree Sales
Towers, Communication
Used Merchandise Stores, All Groups
Variety Store
Vehicle and Equipment Dealers, All Groups
Wholesale Establishments, All Groups

APPROVED
Master Concept Plan
Site Plan # 94038 Page 1 of 2
Subject to conditions in Resolution Z-94-038
Zoning Case # 94-08-30-DCI-02
Pg 1 of 2

RECEIVED
SEP 28 1994
ZONING COUNTER

LEGEND
- DEVELOPMENT AREA BOUNDARY
- INTERNAL DEVELOPMENT AREA ACCESS POINT
- EXTERNAL SITE ACCESS POINT
- EXISTING DEVELOPMENT AREA BUILDING, EXISTING OR FUTURE
- EXISTING BUS STOP

REVISED	
REVISED	9-27-94
REVISED	7-25-94
REVISED	5-19-94
REVISED	3-25-94
REVISED	12-31-93

SPECTRUM ENGINEERING, INC.
8660 COLLEGE PARKWAY • THE TERRACES, SUITE 600 • FORT MYERS, FL 33919 • 813/489-0020

THE SHELL FACTORY
MASTER CONCEPT PLAN

THE SHELL FACTORY MUSEUM, INC.
2787 NORTH TAMIAMI TRAIL
NORTH FORT MYERS, FL 33903

PROJECT 9601
DATE: JUNE 1993
SCALE: 1" = 60'

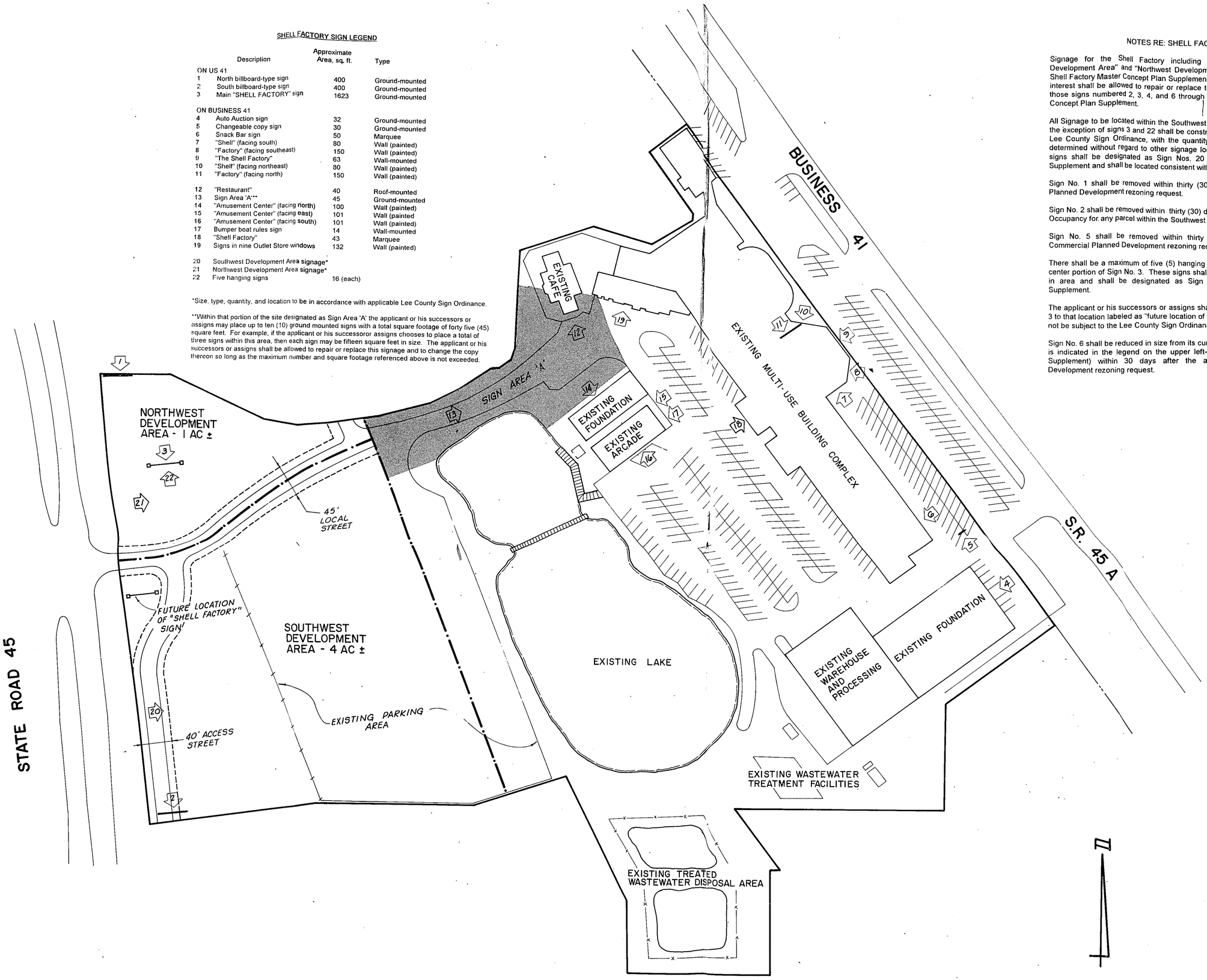
SHEET 1 OF 1

SHELL FACTORY SIGN LEGEND

	Description	Approximate Area, sq. ft.	Type
ON US 41			
1	North billboard-type sign	400	Ground-mounted
2	South billboard-type sign	400	Ground-mounted
3	Main "SHELL FACTORY" sign	1623	Ground-mounted
ON BUSINESS 41			
4	Auto Auction sign	32	Ground-mounted
5	Changeable copy sign	30	Ground-mounted
6	Snack Bar sign	50	Marquee
7	"Shell" (facing south)	80	Wall (painted)
8	"Factory" (facing southeast)	150	Wall (painted)
9	"The Shell Factory"	63	Wall-mounted
10	"Shell" (facing northeast)	80	Wall (painted)
11	"Factory" (facing north)	150	Wall (painted)
12	"Restaurant"	40	Roof-mounted
13	Sign Area 'A'**	45	Ground-mounted
14	"Amusement Center" (facing north)	100	Wall (painted)
15	"Amusement Center" (facing east)	101	Wall (painted
16	"Amusement Center" (facing south)	101	Wall (painted)
17	Bumper boat rules sign	14	Wall-mounted
18	"Shell Factory"	43	Marquee
19	Signs in nine Outlet Store windows	132	Wall (painted)
20	Southwest Development Area signage*		
21	Northwest Development Area signage*		
22	Five hanging signs	16 (each)	

*Size, type, quantity, and location to be in accordance with applicable Lee County Sign Ordinance.

**Within that portion of the site designated as Sign Area 'A' the applicant or his successors or assigns may place up to ten (10) ground mounted signs with a total square footage of forty five (45) square feet. For example, if the applicant or his successoror assigns chooses to place a total of three signs within this area, then each sign may be fifteen square feet in size. The applicant or his successors or assigns shall be allowed to repair or replace this signage and to change the copy thereon so long as the maximum number and square footage referenced above is not exceeded.



LOCATIONS OF SIGNS ARE APPROXIMATE

NOTES RE: SHELL FACTORY SIGNAGE

Signage for the Shell Factory including those properties labeled "Southwest Development Area" and "Northwest Development Area" shall be as depicted on this Shell Factory Master Concept Plan Supplement. The Shell Factory or its successors in interest shall be allowed to repair or replace their signage and to change the copy of those signs numbered 2, 3, 4, and 6 through 19, and 22, as depicted on this Master Concept Plan Supplement.

All Signage to be located within the Southwest and Northwest Development Areas with the exception of signs 3 and 22 shall be constructed in accordance with the applicable Lee County Sign Ordinance, with the quantity, size and type of said signage to be determined without regard to other signage located on the Shell Factory site. These signs shall be designated as Sign Nos. 20 and 21 on this Master Concept Plan Supplement and shall be located consistent with applicable regulations.

Sign No. 1 shall be removed within thirty (30) days of approval of this Commercial Planned Development rezoning request.

Sign No. 2 shall be removed within thirty (30) days after the issuance of a Certificate of Occupancy for any parcel within the Southwest Development Area

Sign No. 5 shall be removed within thirty (30) days after the approval of this Commercial Planned Development rezoning request.

There shall be a maximum of five (5) hanging signs which may be attached below the center portion of Sign No. 3. These signs shall be no greater than 16 square feet each in area and shall be designated as Sign No. 22 on the Master Concept Plan Supplement.

The applicant or his successors or assigns shall have the option of relocating Sign No. 3 to that location labeled as "future location of Shell Factory Sign". The relocation shall not be subject to the Lee County Sign Ordinance.

Sign No. 6 shall be reduced in size from its current 94 square feet to 50 square feet (as is indicated in the legend on the upper left-hand side of this Master Concept Plan Supplement) within 30 days after the approval of this Commercial Planned Development rezoning request.

APPROVED
Master Concept Plan
Site Plan # 94-038 Page 2 Of 2
Subject to conditions in Resolution Z-94-038
Zoning Case # 94-08-30-DC1-02
Pg 2 of 2

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SEP 28 1994
ZONING COUNTER

REVISED 9-27-94
REVISED 7-25-94
REVISED 12-31-92

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THE SHELL FACTORY

MASTER CONCEPT PLAN SUPPLEMENT

THE SHELL FACTORY MUSEUM, INC.
2787 NORTH TAMIAMI TRAIL
NORTH FORT MYERS, FL 33903

PROJECT 9601
DATE: AUGUST 1993
SCALE : 1" = 60'

SHEET 1 OF 1

Exhibit C

ADMINISTRATIVE AMENDMENT (PD) ADD2009-00051

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, The Shell Factory, LC, filed an application for administrative approval to a Commercial Planned Development on a project known as The Shell Factory to allow the following amendments to the approved Master Concept Plan by Resolution Z-94-038:

- delete the proposed frontage road/access road
- allow the flea market use in Southwest Development Area
- add the existing 25 foot wide vegetative buffer along U.S. 41 (State Road 45)
- add the off-site temporary grass parking lot to the north, in accordance with Land Development Code (LDC) Section 34-2022
- delete the on-site sewage treatment plant
- denote the existing sign on the southwest corner of the property

on property located at 2787 N. Tamiami Trail, described more particularly as:

LEGAL DESCRIPTION: In Section 27, Township 43 South, Range 24 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was rezoned by Resolution Z-94-038 to Commercial Planned Development (CPD) for 47 commercial uses as depicted on the approved Master Concept Plan (MCP). Fifteen deviations were also approved; and

WHEREAS, the approved MCP is a two-page plan, see Exhibit "B" that depicted the following uses:

- an existing multi-use building complex,
- a warehouse and processing building,
- a wastewater treatment facility and a treated wastewater disposal area,
- a cafe,
- a large lake (used for bumper boats),
- a parking lot in between the lake and the multi-use building and more parking to the east side of the building along Business 41 (State Road 45A),
- a parking lot (labeled the Southwest Development Area - 4 acres),
- a Northwest Development Area - 1 acre,
- a 40 foot wide frontage access road along U.S. 41 (State Road 45),
- Three existing signs along U. S. 41 (State Road 45); a billboard in the southwest corner, a billboard in the northwest corner and the main Shell Factory sign, and

- a 45 foot wide internal access road that runs from U. S. 41 (State Road 45) into the parking lot.

WHEREAS, the 2nd sheet of the MCP is a supplemental signage plan which listed all of the existing signs on the property; and

WHEREAS, the subject property is developed with the Shell Factory, a commercial/ tourist attraction which is a use permitted by Resolution Z-94-038; and

WHEREAS, the applicant is seeking an amendment to the CPD to allow an open flea market in the Southwest Development Area (which is the existing parking lot off of US. 41, State Road 45); and

WHEREAS, on the MCP signage plan, Note #2 states "Sign No. 2 (which is the billboard in the southwest corner) shall be removed within 30 days after the issuance of a Certificate of Occupancy for any parcel within the Southwest Development Area"; and

WHEREAS, the flea market has been operating in the Southwest Development Area without the proper permits and is under a code violation (VIO2008-09726) for operating a flea market without a Development Order; and

WHEREAS, the applicant did not want to remove the billboard as it provided additional signage for the Shell Factory nor did he did not want to cease the operation of the flea market which is the reason for this amendment; and

WHEREAS, in order to allow the continuation of the flea market, the MCP must be amended as follow:

- delete the proposed frontage road/access road
- allow the flea market use in Southwest Development Area
- add the existing 25 foot wide vegetative buffer along U.S. 41 (State Road 45)
- add the off-site temporary grass parking lot to the north, in accordance with Land Development Code (LDC) Section 34-2022
- delete the on-site sewage treatment plant
- denote the existing sign on the southwest corner of the property

WHEREAS, the 40 foot wide frontage access road along U.S. 41 (State Road 45) is not shown on the "DOT Access Road Location map" therefore, it is no longer necessary; and

WHEREAS, the on-site sewage treatment plant no longer exists and the use can be removed from the MCP; and

WHEREAS, the revised MCP, see Exhibit "C", depicts an existing 25 foot wide vegetative buffer along U.S. 41 (State Road 45), the flea market use in the Southwest Development Area (existing parking lot off of US. 41-State Road 45), a temporary grass parking lot north of the existing lake, and the existing billboard sign in the southwest corner; and

WHEREAS, the flea market use will be in operation on Tuesday, Wednesday and Saturday from 5:00 am to 2:00 pm . The hours of operation for the Shell Factory are 11:00 am to 6:00 pm; and

WHEREAS, the MCP shows a 2.64± acre, temporary grass parking lot, see Exhibit "D", located north of the existing lake that will be used as overflow parking for the patrons of the flea market; and

WHEREAS, the temporary grass parking lot is zoned Commercial (C-2) and is owned by North Crossroads Ventures Inc.; and

WHEREAS, the Shell Factory has entered into an agreement with the North Crossroads Ventures Inc. to allow their property to be used for overflow parking for patrons of the flea market, see Exhibit "E"; and

WHEREAS, the temporary grass parking lot must be in compliance with Land Development Code Section 34-2022 with the exception that the flea market will be a year round use; and

WHEREAS, the applicant has provided an Operational Analysis for the existing flea Market use which states the peak hours of the flea market use would likely occur between the hours of 7:00 am and 11:00 am. The main access to the flea market will be from U.S. 41 (State Road 45), however there are additional access points from Business 41 (State Road 45A); and

WHEREAS, based on the Operational Analysis, U.S. 41 (State Road 45), a Florida Department of Transportation (FDOT) road, will continue to operate at a Level of Service "B" which has sufficient capacity to accommodate the trips the flea market will generate; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated June 25, 2009. Master Concept Plan for ADD2009-00051 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended.**

3. **The note on the MCP Supplement Signage Plan that references Sign No. 2 is deleted which allows both the flea market use in the Southwest Development Area to continue and the billboard in the southwest corner to remain.**

4. **The flea market use is limited to the Southwest Development Area (parking lot next to U.S. 41). Parking along U.S. 41 right-of-way is prohibited.**

5. **The hours for the flea market use is limited from 5:00 am. to 3:00 pm., year round. During the hours of operation for the flea market, the applicant must provide a safe separation for the vendors and patrons visiting the flea market from the portion of the existing parking lot used for vehicles.**

6. **During the hours of operation for the flea market, the applicant must provide a parking attendant at the U.S. 41 and at the temporary parking lot.**

7. **The temporary grass parking lot must be in substantial compliance with the revised Master Concept Plan attached as Exhibit "C" and in compliance with Land Development Code, Section 34-2022. Delineation of parking aisles must be provided, ie cones or ropes to direct the traffic flow. Access to the temporary grass parking lot must be roped off when the flea market is not open.**

8. **Prior to the issuance of a Certificate of Use, the applicant must restripe 2 spaces in the existing parking lot next to U.S. 41 to accommodate handicapped spaces.**

9. **This approval does not negate the requirement for any state or federal permits if applicable.**

DULY SIGNED this 6th day of November, A.D., 2009.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibits:

A - Legal Description

B - 2 - page Master Concept Plan approved by Resolution Z-94-038

C - Revised Master Concept Plan dated June 25, 2009

D - Survey of Temporary Grass Parking Lot

E - Agreement between Shell Factory and North Crossroads Venture Inc.

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 27, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

(LEGAL DESCRIPTION PER RESOLUTION NUMBER Z-81-154)

ALL OF THAT CERTAIN PARCEL OF LAND LYING IN THE NE 1/4 OF SEC. 27, TWP 43S, RGE 24E, LEE COUNTY, FL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE EASTERLY 1/4 CORNER OF SEC. 27, RUN WLY ALONG THE 1/4 SEC. LINE OF SAID SEC. 27, N 89 DEG. 54 MIN. 20 SEC. W FOR 1309.32 FT TO THE WLY RIGHT-OF-WAY LINE OF SR 45-A; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE N 36 DEG. 37 MIN. 50 SEC. W FOR 1130.38 FT; THENCE RUN WLY AND NWLY ALONG A NLY LINE OF PROPERTY OF THE SHELL FACTORY THE FOLLOWING COURSES AND DISTANCES:

N 89 DEG. 54 MIN. 20 SEC. W FOR 30.84 FT., S 59 DEG. 38 SEC. W FOR 105.91 FT. AND N 73 DEG. 06 MIN. 30 SEC. W FOR 79.72 FT TO THE **POB** OF THE HEREIN DESCRIBED PROPERTY.

FROM SAID **POB** RUN THE FOLLOWING COURSES AND DISTANCES: S 70 DEG. 30 MIN. 6 SEC. W FOR 101.58 FT., S 02 DEG. 36 MIN. 06 SEC. W FOR 129.46 FT., S 18 DEG. 04 MIN. 00 SEC. W FOR 32.54 FT., S 63 DEG. 58 MIN. 14 SEC. W FOR 99.59 FT., N 36 DEG. 37 MIN. 50 SEC. W FOR 586.15 FT., S 89 DEG. 54 MIN. 20 SEC. E FOR 300.00 FT., S 36 DEG. 37 MIN. 50 SEC. E FOR 250.80 FT. AND S 73 DEG. 06 MIN. 30 SEC. E FOR 105.87 FT. TO THE **POB**. CONTAINING 2.64 MORE OR LESS ACRES. BEARINGS ARE TRUE FROM SR 45 (US.41), SECT. 12010-2121 CENTERLINE SURVEY.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SUBJECT TO FACTS THAT MAY BE REVEALED BY AN ACCURATE BOUNDARY SURVEY.

DESCRIPTION PREPARED 06-23-09

6/23/09

THOMAS R. LEHNERT, JR., P.S.M.
FLORIDA CERTIFICATION NO. 5541
DATE SIGNED: 06-23-09

Applicant's Legal Checked
by BJ 6-30-09

SHEET 2 OF 2

10511 Six Mile Cypress Pkwy, Suite 101, Ft Myers, Florida 33966 • (239) 939-5490 • Fax (239) 939-2923

EXHIBIT A

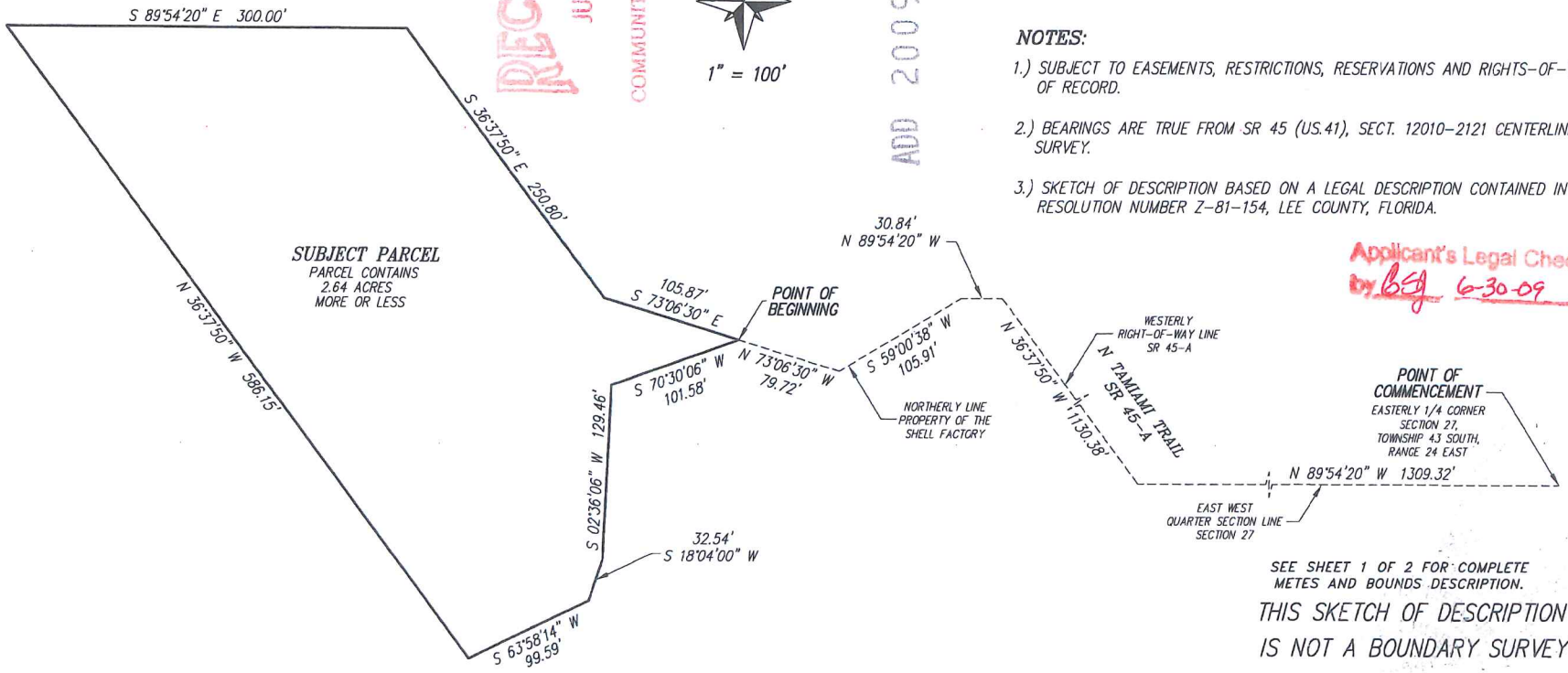
Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTION 27, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA



NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) BEARINGS ARE TRUE FROM SR 45 (US.41), SECT. 12010-2121 CENTERLINE SURVEY.

3.) SKETCH OF DESCRIPTION BASED ON A LEGAL DESCRIPTION CONTAINED IN RESOLUTION NUMBER Z-81-154, LEE COUNTY, FLORIDA.

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

6/23/09

THOMAS R. LEHNERT, JR., P.S.M.
FLORIDA CERTIFICATION NO. 5541
– DATE SIGNED: 06-23-2009
– THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

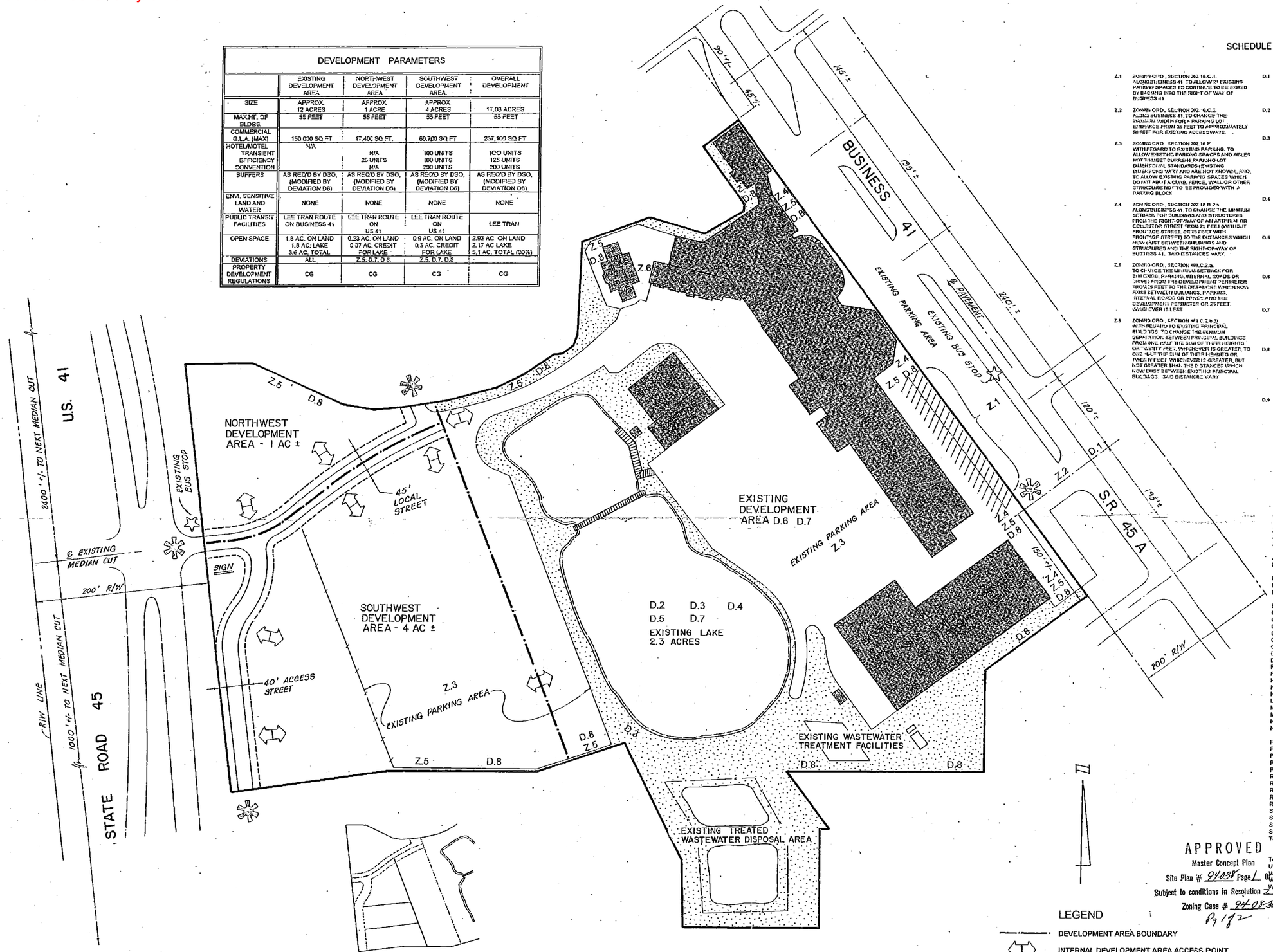
SR INDICATES STATE ROAD

S:\Jobs\50xx\5000\RESOLUTION NUMBER Z-81-154\RNZ-81-154.DOC
S:\Jobs\50xx\5000\RESOLUTION NUMBER Z-81-154\RNZ-81-154.DWG

PREPARED 06-23-2009
SHEET 2 OF 2

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 125 UNITS 200 UNITS
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)
ENVI. 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



TYPICAL SUBDIVISION LAYOUT WITH CG PROPERTY DEVELOPMENT REGULATIONS

SCHEDULE OF DEVIATIONS

Z.1 ZONING ORD., SECTION 202.18.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 202.18.C.2. ALONG BUSINESS 41, TO CHANGE THE MAXIMUM WIDTH FOR A PARKING LOT ENTRANCE FROM 35 FEET TO APPROXIMATELY 50 FEET FOR EXISTING ACCESSWAYS.

Z.3 ZONING ORD., SECTION 202.18.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 PARKING SPACES WHICH DO NOT ABUT A CURB, FENCE, WALL OR OTHER STRUCTURE NOT TO 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 25 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 PERIMETER 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.b.(1) WITH REGARD TO 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 8.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.C.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.b.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 EXPIRATION NO. 93-03-045-EE, ENTERED MAY 17, 1993 THAT THE SOUTH-WEST 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 SLOPE 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.2.a IN THE EXISTING DEVELOPMENT AREA, TO CHANGE THE MINIMUM AVERAGE WIDTH OF OPEN SPACE AREAS FROM TWENTY FEET TO TEN FEET.

D.7 DSO, SECTION 13.C.1.d TO INCREASE THE PERCENTAGE OF REQUIRED OPEN SPACE FOR THE EXISTING DEVELOPMENT AREA WHICH MAY BE OCCUPIED BY EXISTING BODIES OF WATER FROM TWENTY-FIVE PERCENT TO FIFTY PERCENT

D.8 DSO, SECTION 10.D ALONG BUSINESS 41 AND ALONG PROPERTY LINES ADJOINING 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.

List of Uses

Amusement Park
Auto Parts Store
Automobile Repair and Services, Groups I and II
Automobile Service Station
Banks and Financial Institutions, Groups I and II
Bar or Cocktail Lounge
Boat Parts Stores
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 Wall Paper Store
Personal Services, Groups I, II and III
Plant Nursery
Produce Market
Recreation Facilities, Commercial
Recreation, Commercial, All Groups
Rental Establishments, Groups 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
Temporary Uses; Carnivals, Fairs, Circuses, Amusement Devices and Christmas Tree Sales
Towers, Communication
Used Merchandise Stores, All Groups
Variety Store
Vehicle and Equipment Dealers, All Groups
Wholesale Establishments, All Groups

APPROVED
Master Concept Plan
Site Plan # 94038 Page 1 of 1
Subject to conditions in Resolution Z-94-038
Zoning Case # 94-08-30-DCI-02
Pg 1/2

RECEIVED
SEP 28 1994
ZONING COUNTER

LEGEND
- DEVELOPMENT AREA BOUNDARY
- INTERNAL DEVELOPMENT AREA ACCESS POINT
- EXTERNAL SITE ACCESS POINT
- EXISTING DEVELOPMENT AREA BUILDING, EXISTING OR FUTURE
- EXISTING BUS STOP

EXHIBIT B

REVISED 9-27-94
REVISED 7-25-94
REVISED 5-19-94
REVISED 3-25-94
REVISED 12-31-93

SPECTRUM ENGINEERING, INC.
8660 COLLEGE PARKWAY / THE TERRACES, SUITE 601 FORT MYERS, FL 33919 / 813/489-0220

THE SHELL FACTORY

MASTER CONCEPT PLAN

THE SHELL FACTORY MUSEUM, INC.
2787 NORTH TAMIAMI TRAIL
NORTH FORT MYERS, FL 33903

PROJECT 9601
DATE: JUNE 1993
SCALE: 1" = 60'

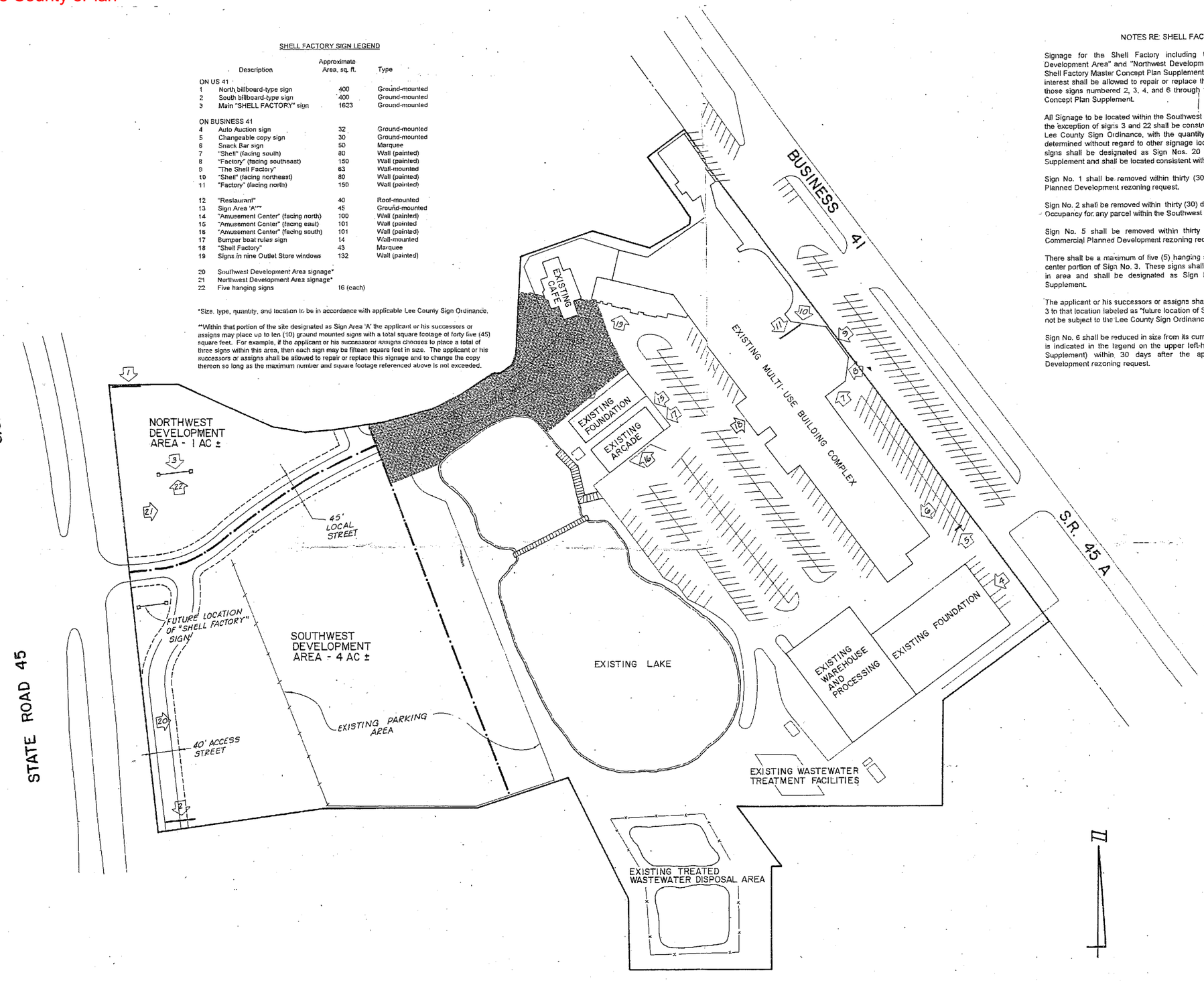
SHEET 1 OF 1

SHELL FACTORY SIGN LEGEND

	Description	Approximate Area, sq. ft.	Type
ON US 41			
1	North billboard-type sign	400	Ground-mounted
2	South billboard-type sign	400	Ground-mounted
3	Main "SHELL FACTORY" sign	1623	Ground-mounted
ON BUSINESS 41			
4	Auto Auction sign	32	Ground-mounted
5	Changeable copy sign	30	Ground-mounted
6	Snack Bar sign	50	Marquee
7	"Shell" (facing south)	80	Wall (painted)
8	"Factory" (facing southeast)	150	Wall (painted)
9	"The Shell Factory"	63	Wall-mounted
10	"Shell" (facing northeast)	80	Wall (painted)
11	"Factory" (facing north)	150	Wall (painted)
12	"Restaurant"	40	Roof-mounted
13	Sign Area 'A'**	45	Ground-mounted
14	"Amusement Center" (facing north)	100	Wall (painted)
15	"Amusement Center" (facing east)	101	Wall (painted
16	"Amusement Center" (facing south)	101	Wall (painted)
17	Bumper boat rules sign	14	Wall-mounted
18	"Shell Factory"	43	Marquee
19	Signs in nine Outlet Store windows	132	Wall (painted)
20	Southwest Development Area signage*		
21	Northwest Development Area signage*		
22	Five hanging signs	16 (each)	

*Size, type, quantity, and location to be in accordance with applicable Lee County Sign Ordinance.

**Within that portion of the site designated as Sign Area 'A' the applicant or his successors or assigns may place up to ten (10) ground mounted signs with a total square footage of forty five (45) square feet. For example, if the applicant or his successor or assigns chooses to place a total of three signs within this area, then each sign may be fifteen square feet in size. The applicant or his successors or assigns shall be allowed to repair or replace this signage and to change the copy thereon so long as the maximum number and square footage referenced above is not exceeded.



LOCATIONS OF SIGNS ARE APPROXIMATE

NOTES RE: SHELL FACTORY SIGNAGE

Signage for the Shell Factory including those properties labeled "Southwest Development Area" and "Northwest Development Area" shall be as depicted on this Shell Factory Master Concept Plan Supplement. The Shell Factory or its successors in interest shall be allowed to repair or replace their signage and to change the copy of those signs numbered 2, 3, 4, and 6 through 19, and 22, as depicted on this Master Concept Plan Supplement.

All Signage to be located within the Southwest and Northwest Development Areas with the exception of signs 3 and 22 shall be constructed in accordance with the applicable Lee County Sign Ordinance, with the quantity, size and type of said signage to be determined without regard to other signage located on the Shell Factory site. These signs shall be designated as Sign Nos. 20 and 21 on this Master Concept Plan Supplement and shall be located consistent with applicable regulations.

Sign No. 1 shall be removed within thirty (30) days of approval of this Commercial Planned Development rezoning request.

Sign No. 2 shall be removed within thirty (30) days after the issuance of a Certificate of Occupancy for any parcel within the Southwest Development Area

Sign No. 5 shall be removed within thirty (30) days after the approval of this Commercial Planned Development rezoning request.

There shall be a maximum of five (5) hanging signs which may be attached below the center portion of Sign No. 3. These signs shall be no greater than 16 square feet each in area and shall be designated as Sign No. 22 on the Master Concept Plan Supplement.

The applicant or his successors or assigns shall have the option of relocating Sign No. 3 to that location labeled as "future location of Shell Factory Sign". The relocation shall not be subject to the Lee County Sign Ordinance.

Sign No. 6 shall be reduced in size from its current 94 square feet to 50 square feet (as is indicated in the legend on the upper left-hand side of this Master Concept Plan Supplement) within 30 days after the approval of this Commercial Planned Development rezoning request.

APPROVED
Master Concept Plan
Site Plan # 94-038 Page 2 Of 3
Subject to conditions in Resolution Z-94-038
Zoning Case # 94-08-30-DCI-02
Pg 2 of 2

RECEIVED
SEP 28 1994
ZONING COUNTER

REVISED 3-27-94	
REVISED 7-25-94	
REVISED 12-31-92	

SPECTRUM ENGINEERING
8680 COLLEGE PARKWAY, TITLE TENPACER, SUITE 100 FORT MYERS, FL 33919 (813) 489-9020

THE SHELL FACTORY

MASTER CONCEPT PLAN SUPPLEMENT

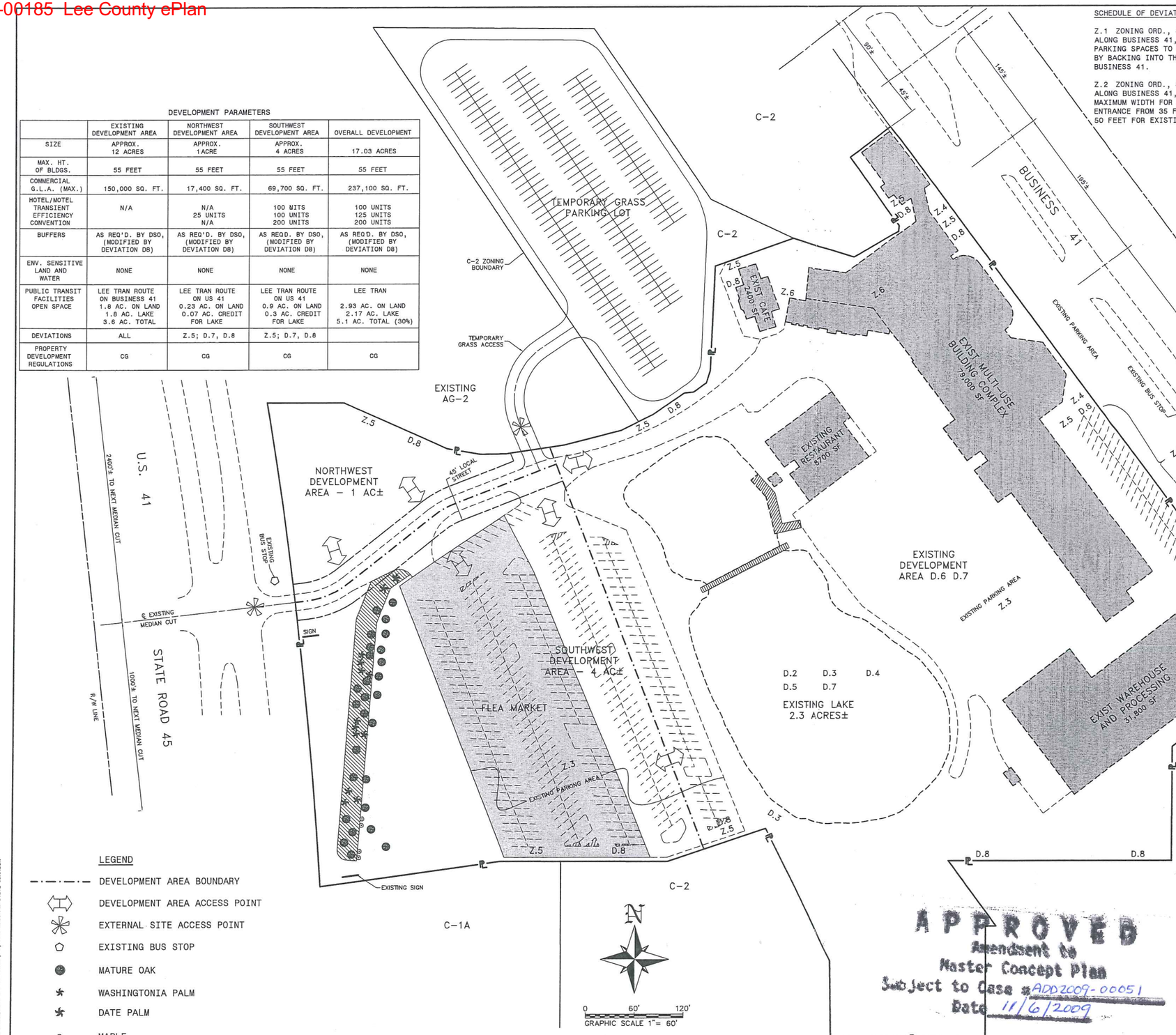
THE SHELL FACTORY MUSEUM, INC.
2787 NORTH TAMIAMI TRAIL
NORTH FORT MYERS, FL 33903

PROJECT 9601
DATE: AUGUST 1993
SCALE: 1" = 60'

SHEET 1 OF 1

DEVELOPMENT PARAMETERS

	EXISTING DEVELOPMENT AREA	NORTHWEST DEVELOPMENT AREA	SOUTHWEST DEVELOPMENT AREA	OVERALL DEVELOPMENT
SIZE	APPROX. 12 ACRES	APPROX. 1ACRE	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 UITS 100 UNITS 200 UNITS	100 UNITS 125 UNITS 200 UNITS
BUFFERS	AS REQ'D. BY DSO, (MODIFIED BY DEVIATION D8)	AS REQ'D. BY DSO, (MODIFIED BY DEVIATION D8)	AS REQD. BY DSO, (MODIFIED BY DEVIATION D8)	AS REQD. BY DSO, (MODIFIED BY DEVIATION D8)
ENV. SENSITIVE LAND AND WATER	NONE	NONE	NONE	NONE
PUBLIC TRANSIT FACILITIES OPEN SPACE	LEE TRAN ROUTE ON BUSINESS 41 1.8 AC. ON LAND 1.8 AC. LAKE 3.6 AC. TOTAL	LEE TRAN ROUTE ON US 41 0.23 AC. ON LAND 0.07 AC. CREDIT FOR LAKE	LEE TRAN ROUTE ON US 41 0.9 AC. ON LAND 0.3 AC. CREDIT FOR LAKE	LEE TRAN 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



LEGEND

- DEVELOPMENT AREA BOUNDARY
- DEVELOPMENT AREA ACCESS POINT
- EXTERNAL SITE ACCESS POINT
- EXISTING BUS STOP
- MATURE OAK
- WASHINGTONIA PALM
- DATE PALM
- MAPLE
- EXISTING 25' WIDE VEGETATIVE BUFFER

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, TO 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 PARKING SPACES WHICH DO NOT ABUT A CURB, FENCE, WALL OR OTHER STRUCTURE NOT TO 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 ISTANCES 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 PERIMETER 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 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 SLOPE 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 MINIMUM 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.

LIST OF USES

Amusement Park
Auto Parts Store
Automobile Repair and Services, Groups I and II
Automobile Service Station
Banks and Financial Institutions, Groups I and II
Bar or Cocktail Lounge
Boat Parts Stores
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, II
Lawn and Garden Supply Store
Mobile Home Dealer

LIST OF USES (CONTINUED)

Music Store
Night Club
Novelties, Jewelry, Toys, Signs Manufacturing, Groups I, II and III
Package Store
Paint, Glass and Wall Paper Store
Personal Services, Groups I, II and III
Plant Nursery
Produce Market
Recreation Facilities, Commercial
Recreation, Commercial, All Groups
Rental Establishments, Groups 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
Temporary Uses; Carnivals, Fairs, Circuses, Amusement Devices and Christmas Tree Sales
Towers, Communication
Used Merchandise Stores, All Groups
Variety Store
Vehicle and Equipment Dealers, All Groups
Wholesale Establishments, All Groups

PREPARED FOR:

THE SHELL FACTORY, LC
P.O. BOX 6966
FORT MYERS, FL 33911

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering
Professional Engineers, Planners, & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA ◆ CHARLOTTE
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

MASTER CONCEPT PLAN
THE SHELL FACTORY
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
JUN 23, 2009	2533	MSP 02	[illegible]	[illegible]	TRL	1" = 60'	1

EXHIBIT C

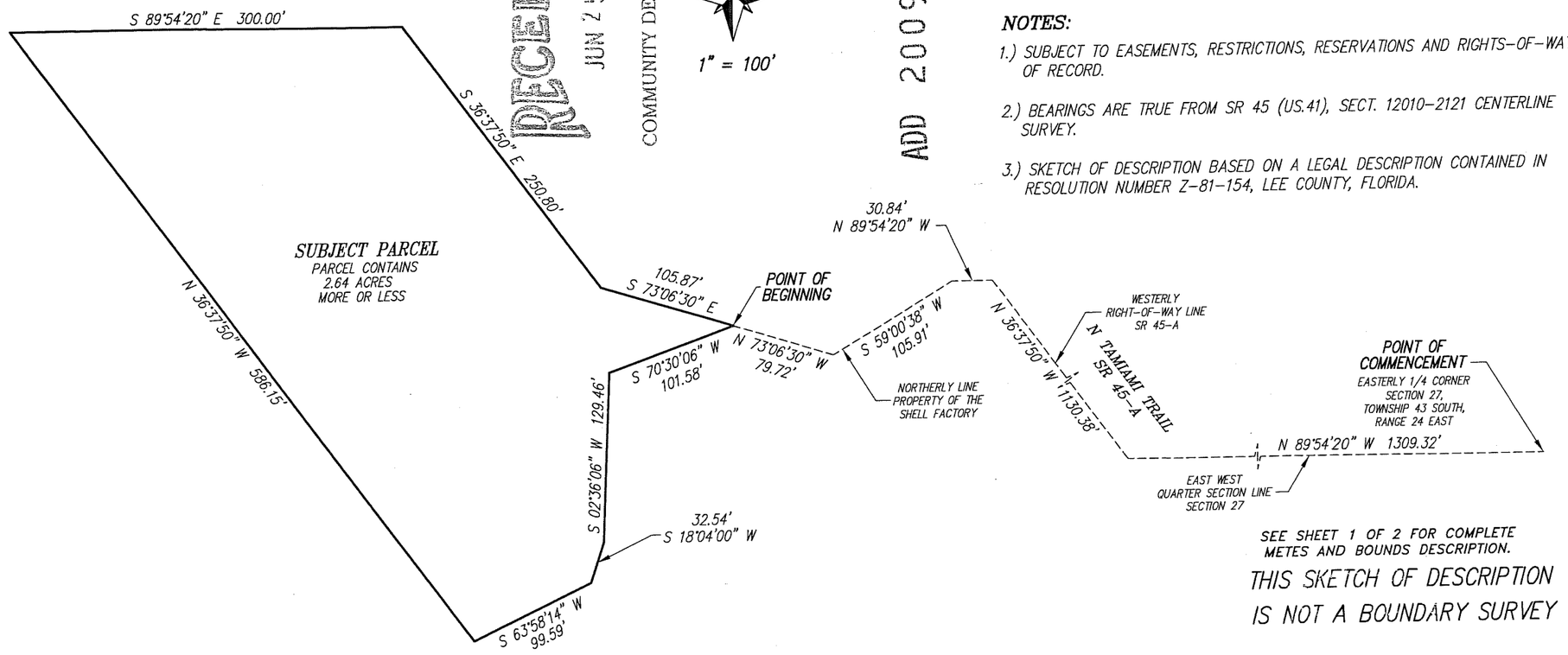
Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTION 27, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA



NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) BEARINGS ARE TRUE FROM SR 45 (US.41), SECT. 12010-2121 CENTERLINE SURVEY.

3.) SKETCH OF DESCRIPTION BASED ON A LEGAL DESCRIPTION CONTAINED IN RESOLUTION NUMBER Z-81-154, LEE COUNTY, FLORIDA.

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

6/23/09

THOMAS R. LEHNERT, JR., P.S.M.
FLORIDA CERTIFICATION NO. 5541
– DATE SIGNED: 06-23-2009
– THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

SR INDICATES STATE ROAD

PREPARED 06-23-2009
SHEET 2 OF 2

S:\Jobs\50xx\5000\RESOLUTION NUMBER Z-81-154\RNZ-81-154.DOC
S:\Jobs\50xx\5000\RESOLUTION NUMBER Z-81-154\RNZ-81-154.DWG

EXHIBIT D

This Agreement between the ***Shell Factory LLC*** and ***North Crossroads Ventures*** is for rental of an acre to be used for overflow Events parking, to continue until terminated or modified by the principals, with a 30 day notice by either party.

Shell Factory, LLC agrees to furnish North Crossroads Ventures with a current liability policy, keep the property clean and pay $500.00/per month land rent.

North Crossroads Ventures agrees to allow Shell Factory LLC to clear property.

The first payment has been accepted by Land owner and is due and payable on the 1st of each month.

Shell Factory LLC

Address 2787 N. Tamiami Trl.

Phone 239-995-2141, Ext. 117

By

Witness

Print Irene Plastina

Date 6/24/09

North Crossroads Ventures

Address 3241 SE 1ST CT. CAPE CORAL FL 33904

Phone 239-822-1003

By

Witness

Print Dana Waitts

Date 6/25/09

EXHIBIT E

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 27-43-24-00-00009.0010
TAX YEAR 2008

Parcel data is available for the following tax years:
[2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008]

[Next Lower Parcel Number | Next Higher Parcel Number | Display Building Permits on this Parcel | Display Tax Bills on this Parcel | Tax Estimator]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

NORTH CROSSROADS VENTURES INC
3241 SE 1ST CT
CAPE CORAL FL 33904

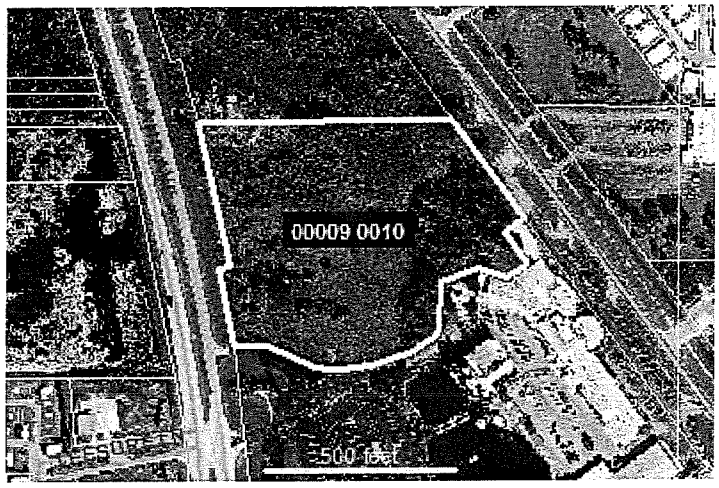
SITE ADDRESS

2805 N TAMIAMI TRL
NORTH FORT MYERS FL 33903

LEGAL DESCRIPTION

PARL IN N E 1/4 DESC IN
OR 2110 PG 4694 +
OR 2059/4091

[VIEWER] TAX MAP [PRINT]



[PICTOMETRY AERIAL VIEWER]

TAXING DISTRICT

001 - NORTH FT MYERS LIGHT/FIRE

DOR CODE

10 - VACANT COMMERCIAL

PROPERTY VALUES (TAX ROLL 2008)

[HISTORY CHART]

JUST	1,776,030	
ASSESSED	1,776,030	
ASSESSED SOH	1,776,030	
TAXABLE	1,776,030	
BUILDING	0	
BUILDING FEATURES	0	INCL. IN BLDG VALUE.

EXEMPTIONS

HOMESTEAD	0
WIDOW	0
WIDOWER	0
DISABILITY	0
WHOLLY	0
AGRICULTURE	0

ATTRIBUTES

LAND UNITS OF MEASURE**	MIXED USE
TOTAL NUMBER OF LAND UNITS	173,758.36
FRONTAGE	0
DEPTH	0
BEDROOMS	

LAND		1,776,030
LAND FEATURES	24,250	INCL. IN LAND VALUE.
SOH DIFFERENCE		0

BATHROOMS	
TOTAL BUILDING SQFT	
1ST YEAR BUILDING ON TAX ROLL	1962
HISTORIC DISTRICT	NO
** MULTIPLE LAND LINES - SEE APPRAISAL DETAIL	

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TRANSACTION DETAILS TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
1,707,000	8/30/2005	2005000005201	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
100	5/1/1996	2719/1729	01	Disqualified (Doc Stamp .70 / SP less th $100 / Other Disq)	V
100	4/1/1995	2719/1670	01	Disqualified (Doc Stamp .70 / SP less th $100 / Other Disq)	V

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
005 - Service Area 5	-		0	0.00

COLLECTION DAYS

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ) RATE CODE	COMMUNITY	PANEL	VERSION	DATE
4/5	A-EL17 est	125124	0259	F	8/28/2008

Please contact Lee County DCD at 239-533-8597 to verify your flood zone status.

[Show] **APPRAISAL DETAILS**

TRIM (*proposed* tax) Notices are available for the following tax years:
[1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008]

[Next Lower Parcel Number | Next Higher Parcel Number]

[New Query | Parcel Queries Page | Lee PA Home]

This site is best viewed with Microsoft Internet Explorer 5.5+ or Netscape Navigator 6.0+.
Page was last modified Thursday, April 16, 2009 4:02:30 PM.

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Sunbiz

Detail by Entity Name

Florida Profit Corporation

NORTH CROSSROADS VENTURES, INC.

Filing Information

Document Number	P05000093855
FEI/EIN Number	203085380
Date Filed	07/01/2005
State	FL
Status	ACTIVE

Principal Address

3241 SE 1ST COURT
CAPE CORAL FL 33904

Mailing Address

3241 SE 1ST COURT
CAPE CORAL FL 33904

Registered Agent Name & Address

GRUNBERG, BONNIE G
3241 SE 1ST COURT
CAPE CORAL FL 33904 US

Officer/Director Detail

Name & Address

Title SEC

GRUNBERG, BONNIE G
3241 SE 1ST COURT
CAPE CORAL FL 33904 US

Title TRES

SHOCKLEY, TAMMY J
3241 SE 1ST COURT
CAPE CORAL FL 33904 US

Title PRES

MULLIGAN, MARK
3237 SE 1ST COURT
CAPE CORAL FL 33904 US

Title VP

GRUNBERG, MARK
3955 LUVERNE STREET
FORT MYERS FL 33901 US

Title VP

HILL, DONALD
3955 LUVERNE STREET
FORT MYERS FL 33901 US

Annual Reports

Report Year	Filed Date
2007	05/07/2007
2008	04/11/2008
2009	04/09/2009

Document Images

04/09/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
05/07/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
07/01/2005 -- Domestic Profit	View image in PDF format

Note: This is not official record. See documents if question or conflict.

Previous on List **Next on List** **Return To List** Entity Name Search

No Events **No Name History** Submit

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DEVELOPMENT PARAMETERS

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HOTEL/MOTEL TRANSIENT EFFICIENCY CONVENTION	N/A	N/A 25 UNITS N/A	100 NITS 100 UNITS 200 UNITS	100 UNITS 125 UNITS 200 UNITS
BUFFERS	AS REQ'D. BY DSO, (MODIFIED BY DEVIATION D8)	AS REQ'D. BY DSO, (MODIFIED BY DEVIATION D8)	AS REQD. BY DSO, (MODIFIED BY DEVIATION D8)	AS REQD. BY DSO, (MODIFIED BY DEVIATION D8)
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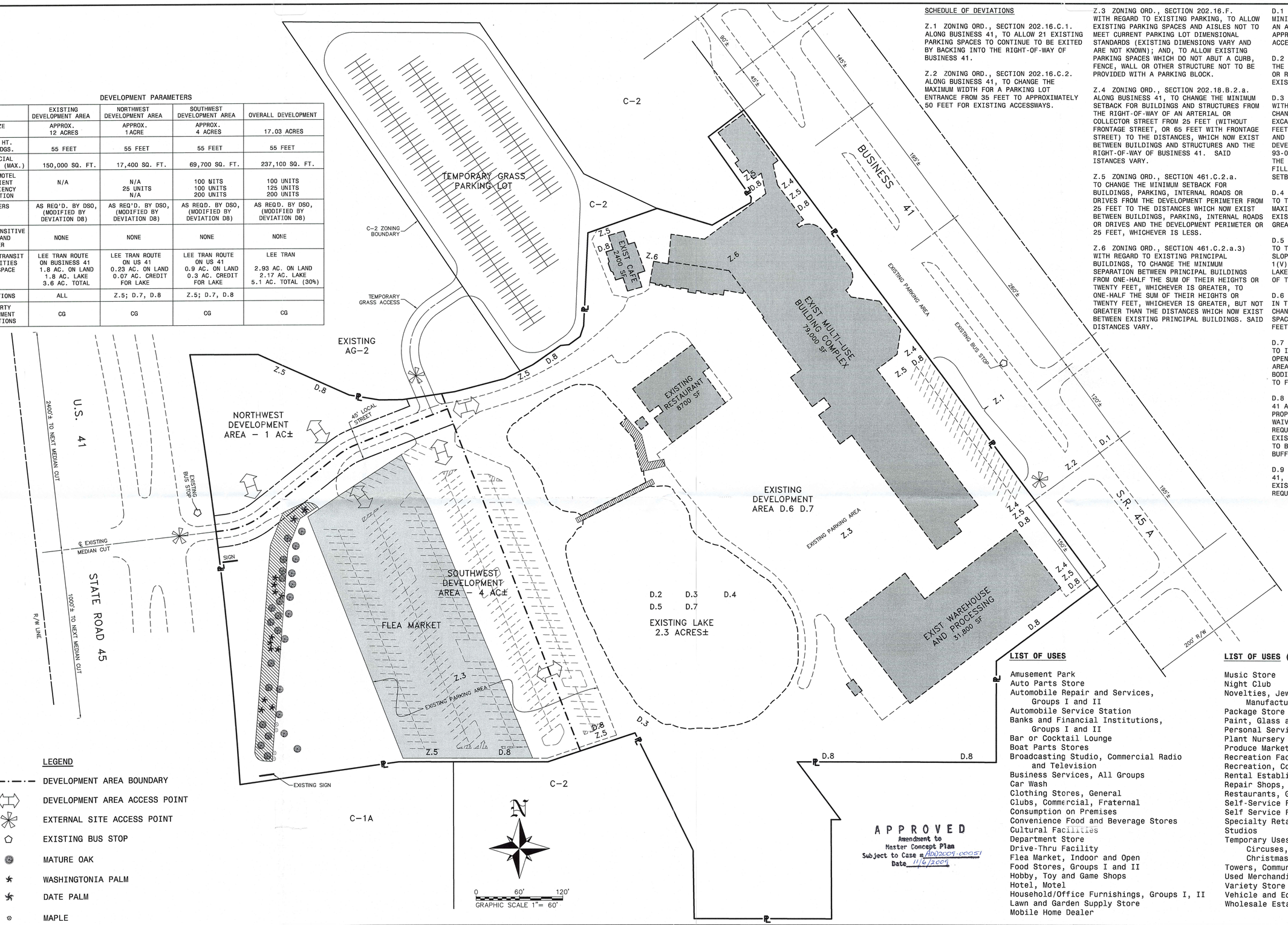

SCHEDULE OF DEVIATIONS

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Z.5 ZONING ORD., SECTION 461.C.2.a. TO CHANGE THE MINIMUM SETBACK FOR BUILDINGS, PARKING, INTERNAL ROADS OR DRIVES FROM THE DEVELOPMENT PERIMETER 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 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 SLOPE 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 MINIMUM 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.

LEGEND

- DEVELOPMENT AREA BOUNDARY
- DEVELOPMENT AREA ACCESS POINT
- EXTERNAL SITE ACCESS POINT
- EXISTING BUS STOP
- MATURE OAK
- WASHINGTONIA PALM
- DATE PALM
- MAPLE
- EXISTING 25' WIDE VEGETATIVE BUFFER

LIST OF USES

Amusement Park
Auto Parts Store
Automobile Repair and Services, Groups I and II
Automobile Service Station
Banks and Financial Institutions, Groups I and II
Bar or Cocktail Lounge
Boat Parts Stores
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, II
Lawn and Garden Supply Store
Mobile Home Dealer

LIST OF USES (CONTINUED)

Music Store
Night Club
Novelties, Jewelry, Toys, Signs Manufacturing, Groups I, II and III
Package Store
Paint, Glass and Wall Paper Store
Personal Services, Groups I, II and III
Plant Nursery
Produce Market
Recreation Facilities, Commercial
Recreation, Commercial, All Groups
Rental Establishments, Groups 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
Temporary Uses; Carnivals, Fairs, Circuses, Amusement Devices and Christmas Tree Sales
Towers, Communication
Used Merchandise Stores, All Groups
Variety Store
Vehicle and Equipment Dealers, All Groups
Wholesale Establishments, All Groups

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2009-00051
Date 11/6/2009

PREPARED FOR:

THE SHELL FACTORY, LC
P.O. BOX 6966
FORT MYERS, FL 33911

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering
Professional Engineers, Planners, & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA ◆ CHARLOTTE
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

MASTER CONCEPT PLAN
THE SHELL FACTORY
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
JUN 23, 2009	2533	MSP 02	TRL	MJK	TRL	1" = 60'	1

S:\JOBS\2500\2533\ZONING\SITE PLANS\2533-MSP 02.DWG 6/24/2009 4:52 PM STEVE JOHNSON

2533 THE SHELL FACTORY MCP

Exhibit D

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

DEVIATION

1 DEVIATION FROM LDC SEC. 10-416(d)(3) WHICH REQUIRES TYPE A BUFFERS BETWEEN COMMERCIAL USES TO ALLOW FOR THE MEMORIALIZATION OF EXISTING BUFFERS / VEGETATION ALONG PROPERTY LINES.

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.

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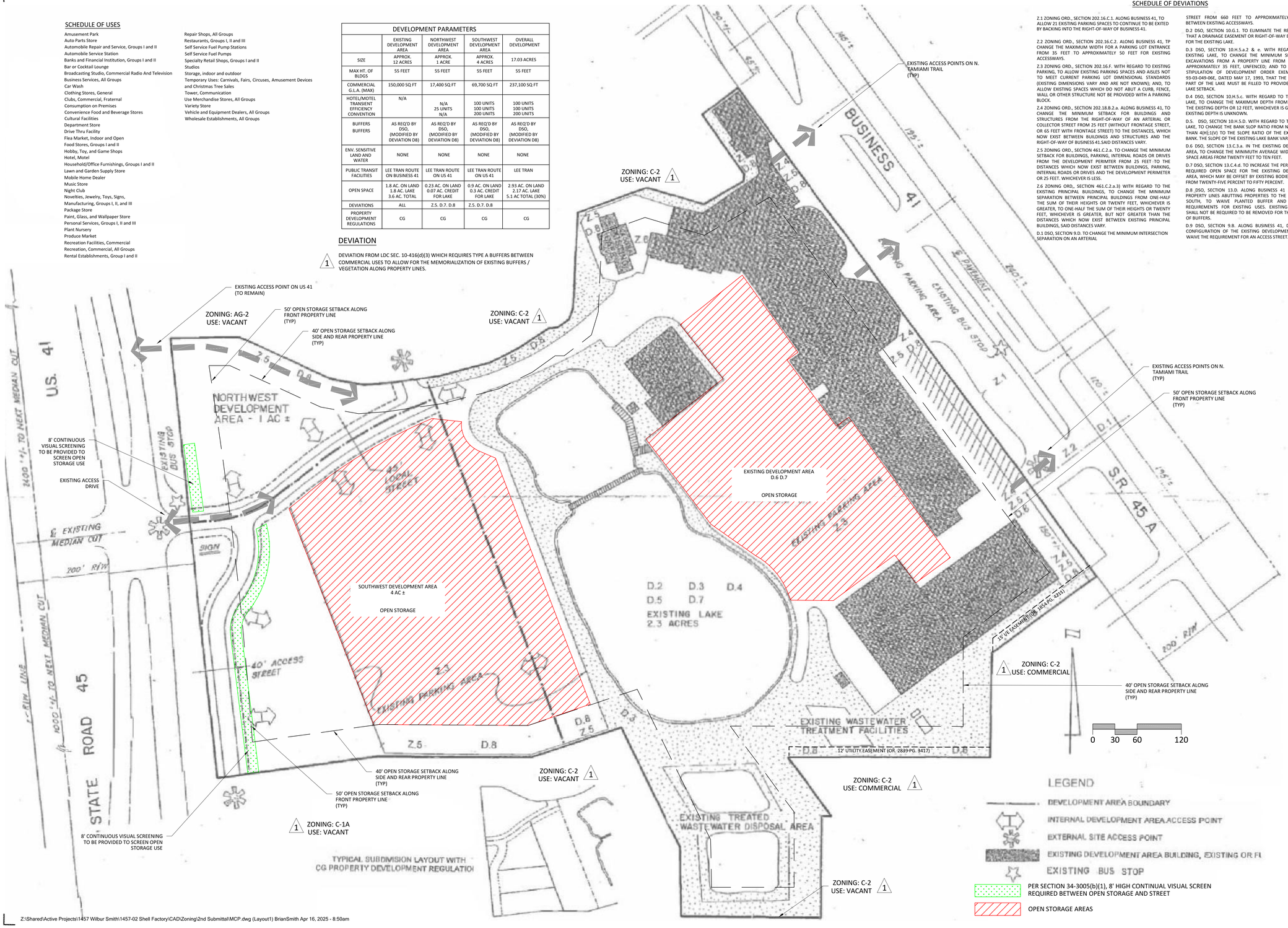

Z:\Shared\Active Projects\1457 Wilbur Smith\1457-02 Shell Factory\CAD\Zoning\2nd Submittal\MCP.dwg (Layout1) BrianSmith Apr 16, 2025 - 8:50am

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374

WILBUR SMITH
2200 BROADWAY
3RD FLOOR
FORT MYERS, FL 33901

CLIENT NAME AND ADDRESS

SHELL FACTORY
ADD SUBMITTAL
NORTH FORT MYERS

PROJECT NAME AND LOCATION

NO.	REVISION	DATE
R1	PER LEE COUNTY COMMENTS	04-16-25

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

Exhibit E

Lee County
Dept. of Community Development
Zoning Division
1500 Monroe Street
Fort Myers, FL 33901

ensite

THE SHELL FACTORY
Administrative Amendment to a Planned Development
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
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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

Exhibit F

Lee County
Dept. of Community Development
Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

ensite
SHELL FACTORY
Administrative Amendment to a Planned Development
Community Meeting Summary

The Community Meeting before the North Fort Myers Design Review Panel began at 6 PM on October 29, 2024 at 2000 N Recreation Park Way, North Fort Myers, FL 33903 which is located within the North Fort Myers Planning Community. A presentation was given on behalf of the Applicant by Brian Smith – Principal/Founder at EnSite, Inc. and Mr. Terry B. Cramer III, Esq., of Wilbur Smith has been provided in this meeting summary package. The presentation consisted of a general description of the subject property and the surrounding land uses as well as the CPD amendment request; the Applicant is proposing to add two uses to the Schedule of Uses; Outdoor storage and indoor storage. At the conclusion of the presentation, the conversation focused on the future of the site and the incorporation of the storage use. The panel considered the use more transitional in nature and anticipated a redevelopment at some time in the future. The Panel unanimously voted favorably for the amendment request.

Sincerely,

EnSite, Inc.

Cindy C. Leal Brizuela, MURP
Principal Planner