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

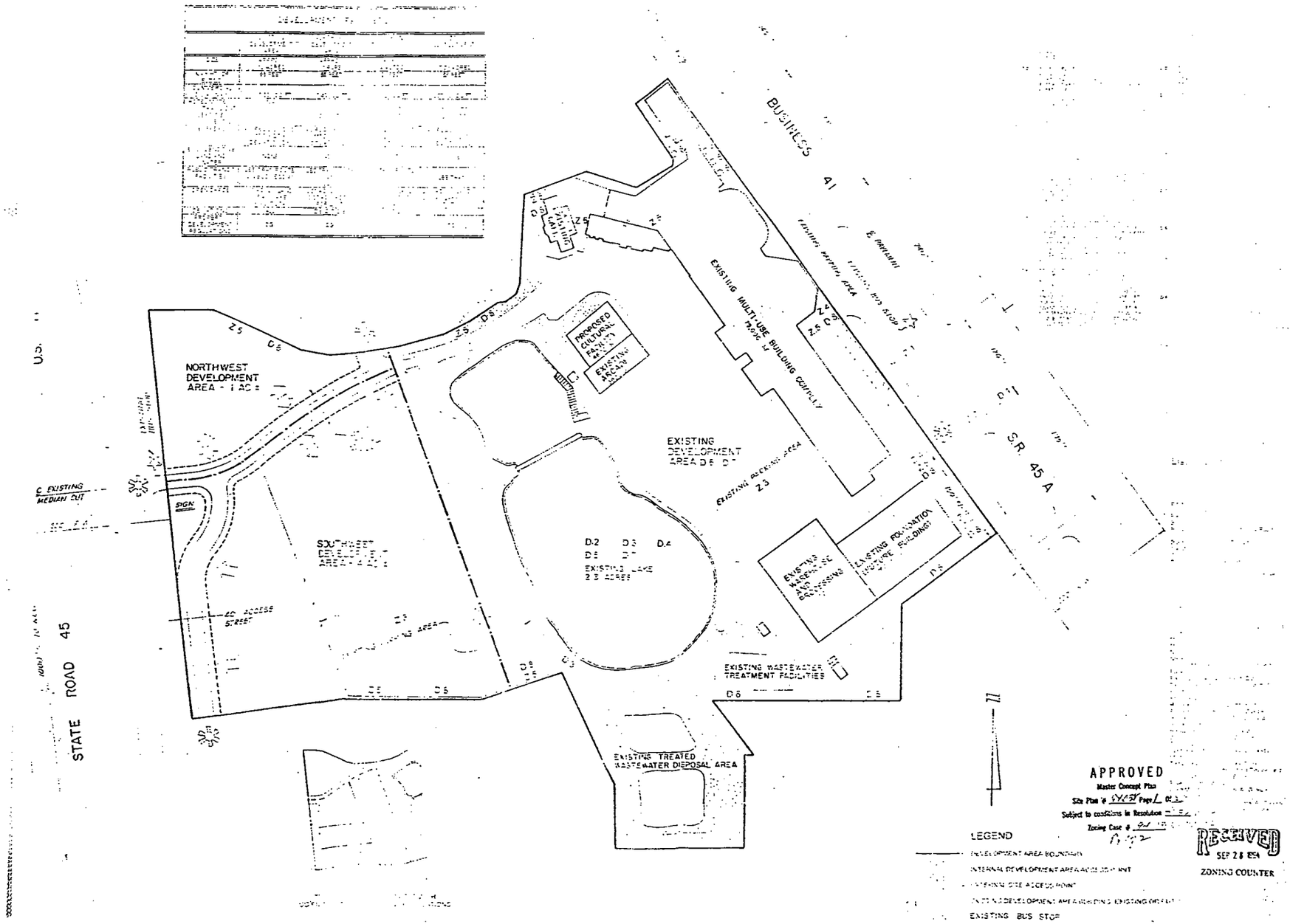
Approved as to form by:

County Attorney's Office

FILED

OCT 28 1994

CLERK CIRCUIT COURT
BY Ruth F. D.C.

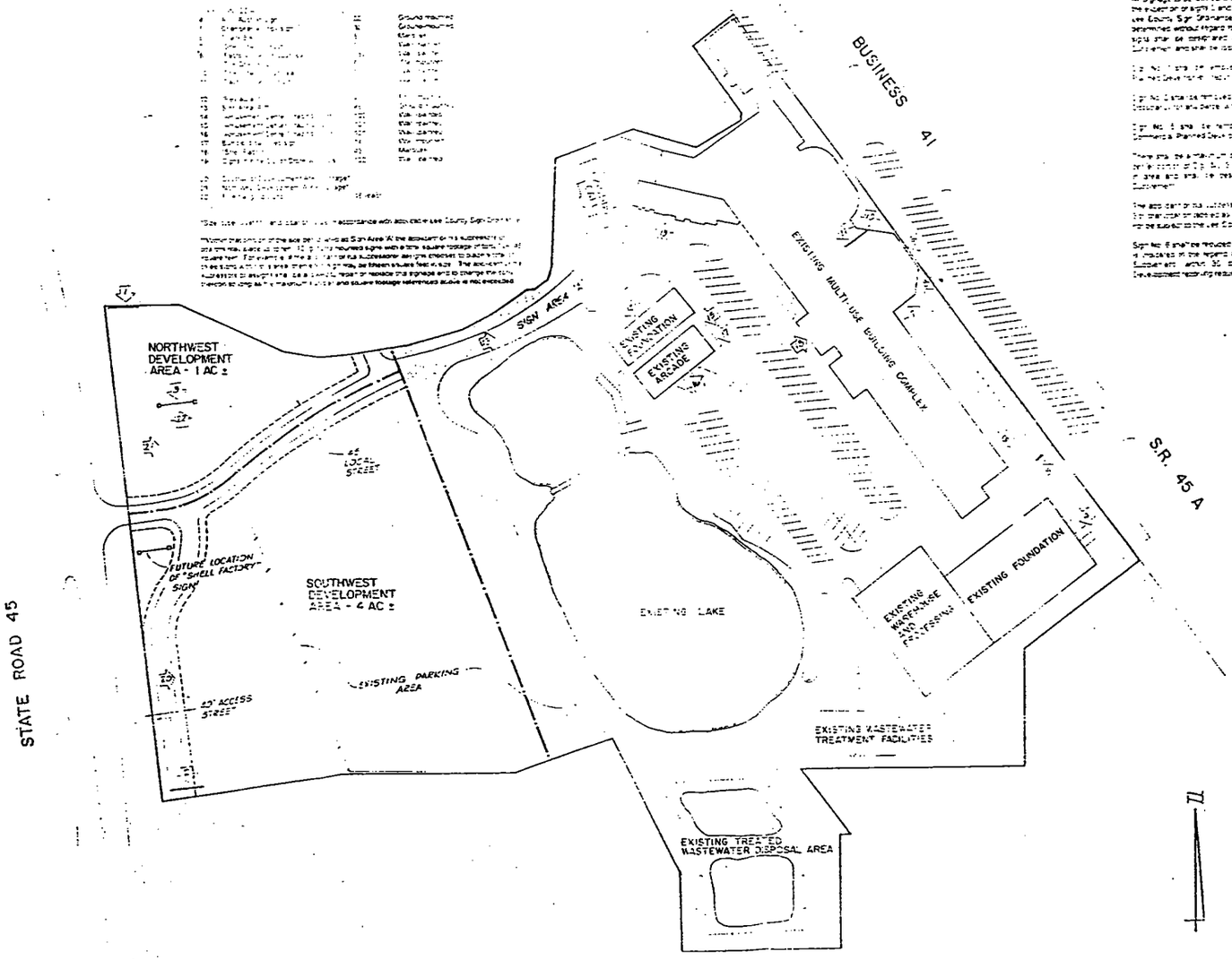


APPROVED
Master Concept Plan
Site Plan # 5/1/87 Page 1 of 2
Subject to conditions in Resolution
Zoning Case # 84-10
8-9-87

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

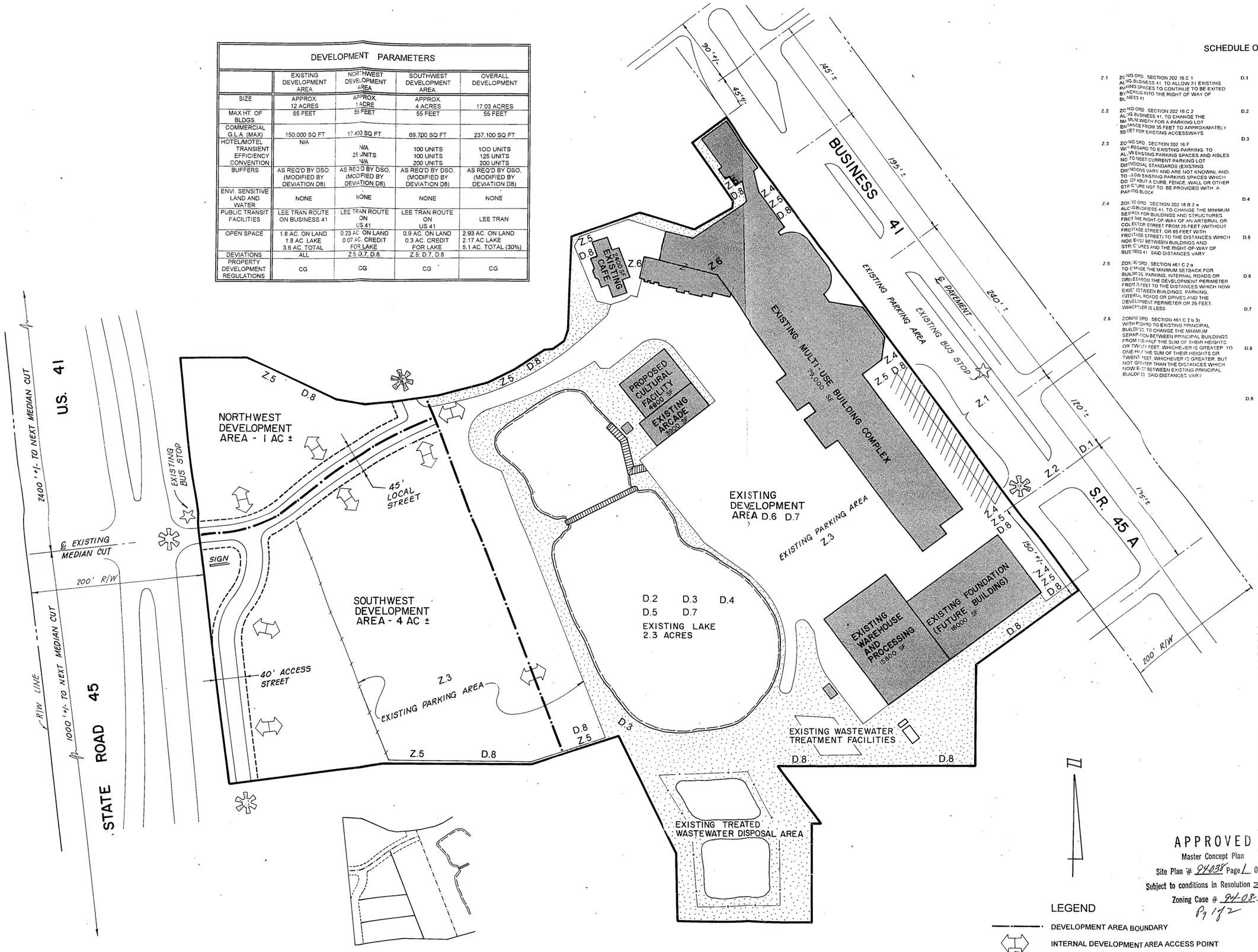
THE SHELL FACTORY ARCADE, INC.
[illegible]

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

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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'

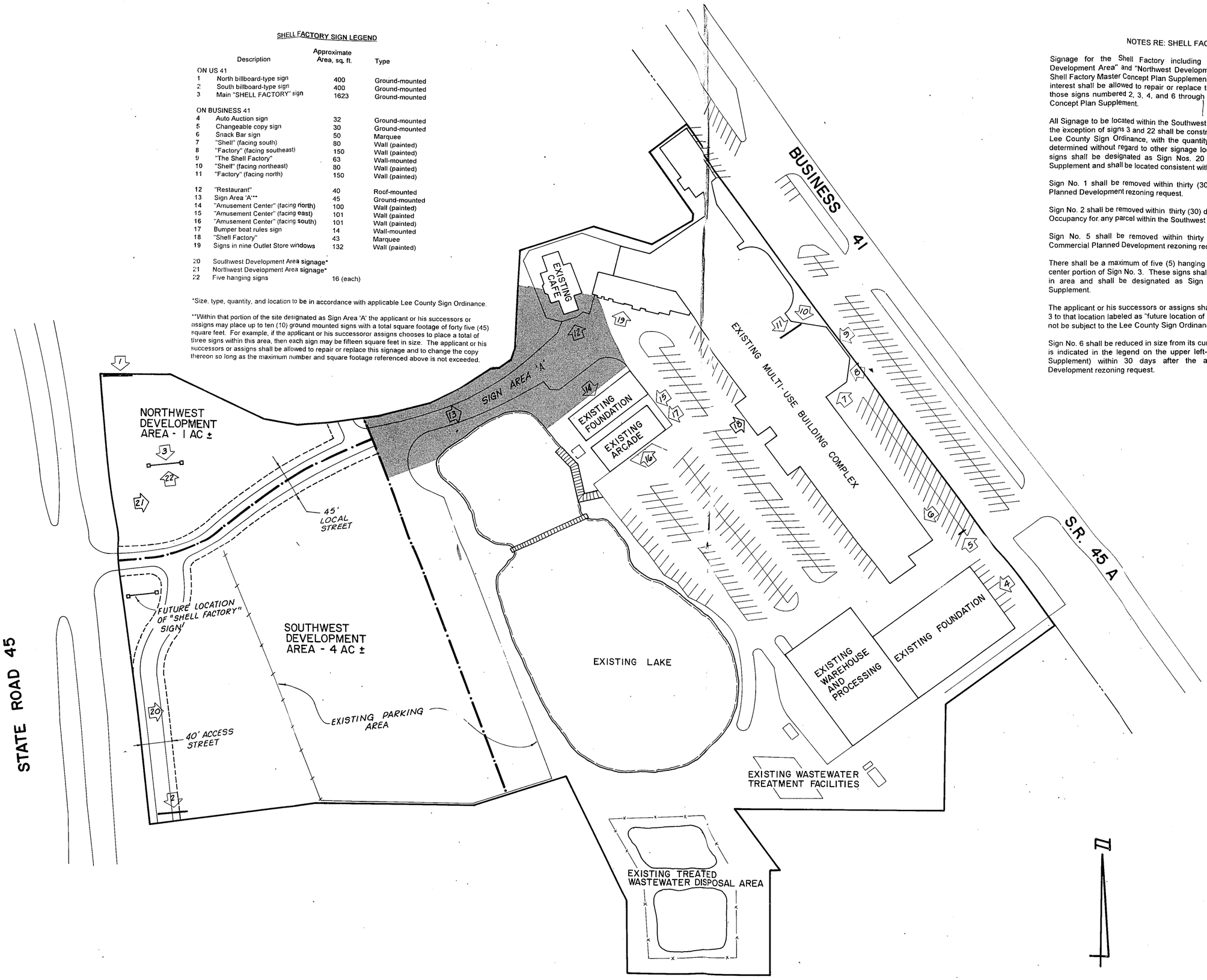
SHEET 1 OF 1

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

RECEIVED
SEP 28 1994
ZONING COUNTER

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

SPECTRUM ENGINEERING, INC.
8660 COLLEGE PARKWAY | THE TERRACES, SUITE 601 | FORT MYERS, FL 33919 | 813/489-0020

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