

Exhibit D

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Schedule of Uses

Residential Pods (1,2,3,4A,4B,5,6,7,8,9,10,11A,11B,16,19A, 19B, **20**)

Accessory Uses and Structures

Accessory Buildings

Administrative Offices

Agricultural Uses, in compliance with Condition 10

Club, private

Community Gardens

Dwelling Units:

Single-Family

Two-Family Attached

Duplex

Zero Lot Line

Townhouses

Multi-family

Entrance Gate and Gatehouse

Essential Services, including EV Charging Stations

Essential Service Facilities, Groups I and II

Excavation, Water Retention

Fences, Walls

Home Occupation

Model Homes, Model Display Center, Model Display Group, Model Units

Parking Lot, Accessory

Real Estate Sales Office

Recreational Facilities, Personal & Private

Residential Accessory Uses

Signs, in accordance with LDC Chapter 30

Temporary Uses, in compliance with LDC section 34-3044

Amenities within Residential Pods (1,2,3,4A,4B,5,6,7,8,9,10,11A,11B,16,19A, 19B, **20**)

Accessory Uses and Structures

Administrative Offices Boat

Ramps

Boat Rental, non-motorized

Clubs, private

Community Gardens

Consumption on Premises (in conjunction with Private Clubs)

Convenience Food and Beverage Store, excluding fuel pumps

Daycare, child

Entrance gate and gatehouse

Essential Services, including EV Charging Station

Essential Services Facilities, Group I and Group II

Excavation, Water Retention

Fences, walls

Fishing pier

Food and Beverage Service, limited

Food Stores, Group I

General Office

Health Clubs or Spas, as part of the private club

Parking Lot, Accessory, including EV Charging Stations, all levels

Personal Services, Group I and II,

Real Estate Sales Office

Recreational Facilities, Personal, Private on-site

Rental and Leasing Establishments, Group I

Restaurant, Groups I, II, and III (including outdoor seating and service areas)

Signs, in accordance with LDC Chapter 30

Specialty Retail Shops, Groups I and II

Temporary Uses

Any other use deemed similar in nature by the Director

Optional Master Amenity Pods (4A,6)

Accessory Uses and Structures

Administrative Offices

Agricultural Uses, in compliance with Condition 10

Boat Ramps

Boat Rental, non-motorized

Clubs, country, commercial, fraternal, membership organization, and private

Community Gardens

Consumption on Premises (in conjunction with Private Clubs)

Convenience Food and Beverage Store, excluding fuel pumps

Daycare, child

EMS, Fire, or Sheriff's station

Entrance gate and gatehouse

Essential Services, including EV Charging Stations

Essential Services Facilities, Group I and Group II

Excavation, Water Retention

Fences, walls

Food and Beverage Service, limited

Food Stores, Group I

General Office

Health Clubs or Spas, as part of the private club

Hotel (Guest lodging, up to 50 units)

Parking Lot, Accessory, including EV Charging Stations, all levels

Personal Services, Group I and II (limited to Health Clubs or Spas),

Real Estate Sales Office

Recreational Facilities, Personal, Private on-site and Private, Off Site (including but not limited to miniature golf)

Rental and Leasing Establishments, Group I

Restaurant, Groups I, II, and III (including outdoor seating and service areas)

Signs, in accordance with LDC Chapter 30

Specialty Retail, Groups I and II

Temporary Uses

Any other use deemed similar in nature by the Director

Commercial Pods (4A,6,11B,12,13,14,15,16, 19A, 19B)

Accessory Uses and Structures

Administrative Offices

Agricultural Uses, in compliance with Condition 10

Animal Clinic or Kennel (no outdoor runs)
 Assisted Living Facility (calculated as density)
 ATM (automatic teller machine)
 Bait and Tackle Shop
 Banks and Financial Institutions, Group I and II
 Bar or cocktail lounge
 Beer and Wine Sales for off-premise consumption
 Building material sales
 Business Services, Group I
 Car wash (Pods 11B, 12, 19A, and 19B only)
 Cleaning and Maintenance Services (Pods 11B, 12, 19A and 19B only)
 Clothing Stores, General
 Clubs, commercial, fraternal and membership
 Communication facility, wireless
 Computer and Data Processing Services
 Contractors and Builders, Group I
 Consumption on Premises
 Continuing Care Facilities (calculated as density)
 Convenience Food and Beverage Store (24 pumps, 24 hours) (Pods 11B, 12, 19A and 19B only)
 Cultural Facilities
 Daycare, Child and Adult
 Department store
 Drive-through facility for any permitted use
 Drugstore, pharmacy
 EMS, Fire or Sheriff's Station
 Entrance gates and gatehouses
 Essential Services, EV Charging Station
 Essential Services Facilities, Group I and Group II
 Excavation, Water Retention
 Fences, Walls
 Food and beverage service, limited
 Food and Kindred Products, Group II including accessory tasting room (limited to malt beverages and distilled, rectified and blended liquors)
 Food Stores, Group I
 Gift and Souvenir Shop
 Hardware store
 Healthcare Facilities, Group I, II, III, and IV
 Health Club and Spa
 Hobby, Toy and Game Shops
 Hotel/motel
 Household and Office Furnishings, Group I, and II
 Hybrid Warehouse
 Insurance companies
 Laundry and Dry Cleaning, Group I (Pods 11B, 12, 19A, 19B only)
 Laundry and Dry Cleaning, Group I (Offsite services only in Pods 4A, 6, 14, 15, and 16, ~~and 17 only~~)
 Library
 Medical Office
 Mini-warehouse
 Non-Store Retailers, Group I
 Package Store
 Paint, glass and wallpaper (Pods 11B, 12, 19A and 19B only) Parcel and Express Services
 Parking Lot: Accessory
 Personal Services, Groups I, and IV
 Pet Services
 Pet Shop

Place of Worship
Plant nursery
Real Estate Sales Office
Recreational Facilities, Commercial, Groups I, III, and IV, (excluding Convention or Exhibit Halls)
Religious facilities
Rental or Leasing Establishments, Groups I, II, and III
Repair Shops, Groups I-III (Pods 11B, 12, 19A and 19B_only)
Restaurant, fast food
Restaurant, Groups I-IV
Schools, Commercial and Noncommercial Signs
Specialty Retail Shops, Groups I-IV Storage, Indoor only
Studios Temporary Uses Theater, Indoor
Used Merchandise, Group I (excluding pawn shops) Variety Store
Warehouse, public, private

Community Facilities Pods (18, 19A , 19B)

Accessory uses and structures Administrative offices
Cultural facilities (34-622(c)(10))
Entrance gates and gatehouse
Emergency operations center
EMS, fire or sheriff's station Essential services
Essential service facilities (34-622(c)(13)): Groups I, and II **(Pod 17 Also)**
Excavation: Water retention
Excess spoil removal Fences, walls
Health care facilities (34-622(c)(20)): Groups I, II, III and IV
Hospice
Housing units for employees only
Library
Maintenance facility (Government)
Parks (34-622(c)(32)): Groups I and II
Parking lot:
 Accessory
 Park-and-ride
 Temporary
Post office
Signs in accordance with chapter 30 Storage: Indoor only
Temporary uses
Transportation services (34-622(c)(53)): Group III

Per Lee County LCC, 34-620, the Director is authorized to determine that uses that are not specifically listed in the uses set forth herein are permitted by right or an administrative amendment based on the placement of similar or complementary uses in the area.