MEMORANDUM
FROM
THE OFFICE OF THE
LEE COUNTY HEARING EXAMINER

DATE: **May 7, 2026**

TO: **Board of County Commissioners** **FROM:** **Donna Marie Collins**
Chief Hearing Examiner

RE: **DCI2025-00003 – BETSY PARKWAY MPD**
Modification to Hearing Examiner Recommendation

The Hearing Examiner modifies the recommended schedule of uses set forth in Condition 2.a as follows:[1]

CONDITIONS

2. Schedule of Permitted Uses and Property Development Regulations

a. Permitted Uses

Commercial Tract
Accessory Uses, Buildings, and Structures
Administrative Offices
Animals: Clinic or Kennel
Control Center (including Humane Society)
ATM
Bait and Tackle Shop
Banks and Financial Establishments, All Groups
Boats: Boat Parts
Boat Sales
Broadcast Studio, Commercial Radio and Television
Building Materials Sales
Business Services, all groups
Caretaker's Residence
Car Wash
Clothing Stores, General
Clubs: Fraternal, Membership Organization
Private
Contractors and Builders, All Groups
Convenience Food and Beverage Store, no pumps
Day Care Center, Child or Adult
Drive-through Facility for any Permitted Use
Drugstore, Pharmacy

[1] Revisions indicated with underscored text.
Revised: 3/06/2017

Entrance Gates and Gatehouses
Essential Services
Excavation: Water retention
Fences, Walls
Gift and Souvenir Shop
Hardware Store
Hobby, Toy and Game Shops
Household and Office Furnishings, All Groups
Insurance Companies
Lawn and Garden Supply Stores
Medical Office
Mobile Home Dealers
Non-store retailers, All Groups
Package Store
Paint, Glass, and Wallpaper
Parking Lot: Accessory
Temporary
Personal Services, All Groups
Pet Services
Pet Shop
Pharmacy
Plant Nursery
Post Office
Printing and Publishing
Real Estate Sales Office
Rental or Leasing Establishment, ~~Groups I & II~~ All Groups (No outdoor display)
Repair Shops, Groups I, II, & III
Restaurant, Fast Food
Restaurant, All Groups
Retail and Wholesale Sales, when clearly incidental and subordinates to a permitted principal use on the same premises
Schools: Commercial
Signs
Specialty Retail Shops, All Groups
Studios
Temporary Uses
Theater, indoor or outdoor (drive-in)
Used Merchandise Stores, all groups
Variety Store

Industrial Tract
Accessory Uses and Structures
Administrative Offices
ATM
Automobile Repair and Service, All Groups
Automobile Service Station
Boats: Boat Parts Store
Boat Repair and Service (indoor only)

Building Materials Sales
Business Services, Group II
Cleaning and Maintenance Services
Cold Storage, Pre-cooling Warehouse and Processing Plant
Computer and Data Processing Services
Contractors and Builders, All Groups
Entrance Gates and Gatehouse
Essential Services
Excavation: Water Retention
Farm Equipment, Sales, Storage Rental or Services
Fences, Walls
Parcel and Express Services
Parking Lot: Accessory
Temporary
Processing or Packaging Agricultural or Fish Products
Processing and Warehousing
Recycling Facility
Rental or Leasing Establishment, All Groups
Repair Shops, All Groups
Research and Development Laboratories, Groups I & IV
Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Signs
Storage: Indoor
Open
Transportation Services, Group II
Vehicle and Equipment Dealers, All groups
Warehouse: High Cube
Hybrid
Mini warehouse
Private
Public
Wholesale Establishments, Groups I, III, & IV

Copies Provided to: Michael Jacob, Deputy County Attorney
Joseph Adams, Assistant County Attorney
Elizabeth Workman, Principal Planner
Anthony Rodriguez, Zoning Manager
Brienne Cherry, Community Development
Applicant/Applicant's Representative(s)