Docusign Envelope ID: 46B38557-AF19-8A16-8014-14D900EEDBA7

RESOLUTION NUMBER Z-26-011

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

WHEREAS, an application was filed by the property owner, Honc Docks and Lifts, Inc., to rezone a 17.96± acre parcel from General Commercial (CG) and Light Industrial (IL) to Mixed Use Planned Development (MPD) in reference to Honc 41 MPD;

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on June 11, 2026. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before June 19, 2026; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2025-00014 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on August 19, 2026, before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST:

The applicant filed a request to rezone a 17.96± acre parcel from CG and IL to MPD, to allow 30,000 square feet of commercial uses and 120,000 square feet of light industrial uses.

The property is located in the Central Urban Future Land Use Category and is legally described in attached Exhibit A and the vicinity map of the subject property is attached as Exhibit B. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan (MCP) and Development Parameters

   a. MCP. Development must be consistent with the two-page MCP entitled “Honc 41 MPD” prepared by EnSite last revised June 8, 2026 (Exhibit C).

   b. Lee Plan and LDC Compliance. Development must comply with the LDC and Lee Plan at time of development order approval, except as granted by deviation herein. Subsequent changes may require additional approvals.

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c. Development Parameters. This MPD is limited to 30,000 square feet of commercial uses and 120,000 square feet of light industrial uses, subject to the conditions enumerated herein.

2. Uses and Development Regulations

a. Schedule of Uses

Commercial Tracts
Accessory Uses and Structures
Administrative Offices
Animals, Clinic
ATM (Automatic Teller Machine)
Banks and Financial Establishments, All Groups
Boat Parts Store
Broadcast Studio, Commercial Radio and Television
Building Materials Sales
Business Services, All Groups
Car Wash
Clothing Stores, General
Clubs:
- Fraternal
- Membership Organization
- Private

Convenience Food and Beverage Store
Day Care Center, Adult, Child
Drive Through Facility for Any Permitted Use
Drugstore
Pharmacy
Entrance Gates and Gatehouses
EMS, Fire or Sheriff's Station
Essential Services
Excavation:
- Water Retention

Fences and Walls
Hardware Store
Hobby, Toy and Game Shops
Household and Office Furnishings, All Groups
Insurance Companies
Lawn and Garden Supply Stores
Medical Office
Nonstore Retailers, Group I
Package Store
Parking Lot:
- Accessory
- Temporary

Personal Services, All Groups
Pet Services
Pet Shop
Plant Nursery
Post Office

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Printing and Publishing
Recreational Facilities, Commercial:
- Group I
- Group IV, limited to only “Theater, indoor”

Rental or Leasing Establishment:
- Group I
- Group II
- Group III

Repair Shops:
- Group I
- Group II
- Group III

Restaurant, Fast Food
Restaurants, All Groups
Schools:
- Commercial

Signs
Specialty Retail Shops:
- Group I
- Group II
- Group III

Studio
Temporary Uses
Theatre, Drive-in
Transportation Services:
- Group II

Used Merchandise Stores:
- Group I
- Group II

Variety Store
Vehicle and Equipment Dealer:
- Group I
- Group II

<u>Industrial Tract</u>
Accessory Uses and Structures
Administrative Offices
ATM (Automatic Teller Machine)
Automobile Repair and Service, All Groups
Automobile Service Station
Boats:
- Boat Repair and Service
- Boatyard

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
Drive Through Facility for any Permitted Use

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Entrance Gates and Gatehouses
Essential Services
Excavation:
    Water Retention
Factory Outlets (point of manufacture only)
Farm Equipment, Sales, Storage, Rental or Service
Fences and Walls
Freight and Cargo Handling Establishments
Parcel and Express Services
Parking Lot:
    Accessory
    Temporary
Processing or Packaging for Agricultural or Fish Products
Processing and Warehousing
Recycling Facility
Rental or Leasing Establishment, All Groups
Repair Shops, All Groups
Research and Development Laboratories
    Group I
    Group IV
Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Signs in Accordance with Chapter 30
Storage:
    Indoor
    Open
Transportation Services
    Group II
    Group IV
Vehicle and Equipment Dealers, All Groups
Warehouse
    High Cube
    Hybrid
    Mini-Warehouse
    Private
    Public
Wholesale Establishments
    Group I
    Group III
    Group IV

b. Site Development Regulations

Commercial Tracts – Setbacks, Height, and Lot Coverage

Setbacks (Building):

North (Side):	15 feet
East (Street):	25 feet
West (Rear):	25 feet
South (Side):	15 feet
Waterbody:	25 feet

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Height:	35 feet
Open Space:	20%
Maximum Lot Coverage:	40%

Industrial Tract - Setbacks, Height, and Lot Coverage

Setbacks (Building):	
North (Side):	25 feet
East (Street):	25 feet
West (Rear):	25 feet
South (Side):	25 feet
Waterbody:	25 feet

Height:	35 feet
Open Space:	20%
Maximum Lot Coverage:	40%

3. Open Space, Indigenous Open Space, and Publicly Accessible Open Space

a. Commercial Tracts

i. Open Space: Development order plans for the commercial tracts must depict 20 percent (0.87 acres) of open space.

ii. Indigenous Open Space: The first development order for the Commercial Tract must depict 0.44 acres of indigenous open space and provide an Indigenous Management Plan. An Indigenous Restoration Plan is required if exotic vegetation is over 75 percent of the total indigenous open space area.

b. Industrial Tract

i. Open Space: Development order plans for the industrial tract must depict 20 percent (2.72 acres) of open space.

ii. Indigenous Open Space: The first development order for the Industrial Tract must depict 1.36 acres of indigenous open space and provide an Indigenous Management Plan. An Indigenous Restoration Plan is required if exotic vegetation is over 75 percent of the total indigenous open space area.

c. Publicly Accessible Open Space

The first development order for both tracts must depict 1.80 acres of publicly accessible open space. If consolidated, Developer must demonstrate compliance with LDC § 33-1572(c).

4. Landscape Buffers

The indigenous preservation located on the west side of the property adjacent to existing multi-family use will be utilized to meet the planting intent of a modified Type B buffer. This

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buffer includes 5 trees and 18 shrubs per 100 linear feet. Trees and shrubs must meet minimum heights for buffers in accordance with the LDC. If existing vegetation does not meet this requirement, Developer must provide supplemental plantings for compliance.

5. Billboard

Prior to obtaining a Certificate of Compliance for the commercial tracts, Developer must remove five of the existing billboards and may retain one billboard. The billboard may be repaired/replaced subject to LDC Chapter 30.

6. Interconnection/Cross Access

Developer must provide an access stub to the property adjacent to the northern commercial parcel for future vehicular interconnection at the time of that parcel's development order. The access stub must provide ingress/egress access to U.S. 41 for the adjacent parcels to the north and may not be gated or otherwise restricted. Developer is not responsible for development permitting or improvements on the adjacent parcel.

7. Development Permits

County development permits do not create rights to obtain permits from state/federal agencies. Further, County development permits do not create liability on the part of the County if Applicant fails to obtain requisite approvals or fulfill obligations imposed by federal/state agencies or undertakes actions in violation of state/federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

SECTION C. DEVIATIONS:

1. Access. Deviation (1) seeks relief from the LDC § 10-291(3), which requires commercial or industrial development of more than ten acres to provide more than one means of ingress or egress for the development, to allow for one point of ingress or egress for the subject property. This deviation is APPROVED SUBJECT TO Condition 6.

2. Interconnection. Deviation (2) seeks relief from the LDC § 10-610(e), which requires adjacent commercial uses to provide parking lot interconnections for automobile, bicycle and pedestrian traffic, to allow no interconnection to the south. This deviation is APPROVED.

3. Excavation. Deviation (3) seeks relief from the LDC § 10-329(d)(1)a.3, which requires all new excavations for water retention and detention to be setback 50 feet from any private property line under separate ownership, to allow a setback of 30 feet from any private property line under separate ownership. This deviation is APPROVED.

4. Billboard. Deviation (4) seeks relief from the LDC § 30-183(1)a, which limits billboards to the Intensive Development, Industrial Development, Interchange Areas, and Tradeport Future Land Use Categories, to allow one of the six existing billboards to remain on the subject property, which is located in the Central Urban Future Land Use Category. This deviation is APPROVED SUBJECT TO Condition 5.

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SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions, and finds the requested MPD:

1. Complies with the Lee Plan. Lee Plan Goals 2, 4, 6, 7, 30, 77, 158, 159, Objectives 2.1, 2.2, 4.1, 6.1, 7.1, 158.2, 160.1, and Policies 1.1.3, 1.5.1, 2.1.1, 2.1.2, 2.2.1, 2.2.2, 5.1.5, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 7.1.1, 7.1.3, 7.1.4, 7.1.6, 7.1.7, 30.2.6, 30.3.1, 124.1.2, 126.1.4, 135.9.6, Standards 4.1.1, 4.1.2, 4.1.4, Lee Plan Maps 1-A, 1-B, & 2-A.

2. Meets the LDC or qualifies for deviations. LDC Chapters 2, 10, 33, and 34.

3. Compatible with existing or planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, and Policies 1.1.3, 5.1.5, 6.1.4, 7.1.4, 7.1.6, 30.3.1, 135.9.6; LDC §§ 34-411, 34-413.

4. Provides sufficient road access to support proposed development intensity. Lee Plan Objective 39.2, Policies 6.1.5, 7.1.4, 39.6.4, 158.3.1.

5. Expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. Lee Plan Objective 39.1, Policies 38.1.1, 43.1.1, 158.3.1; LDC §§ 2-261, *et seq*., 34-411.

6. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 6, 7, 30, 60, 61, 77, 124, 126, Objectives 77.2, 77.3, 126.2, Policies 1.5.1, 6.1.1, 6.1.6, 60.4.1, 60.4.2, 124.1.2, 126.1.4, Standard 4.1.4.

7. Will be served by public services. Goals 2, 4, 6, 7, 30, Objectives 2.1, 2.2, 4.1, Policies 2.2.1, 6.1.4, 7.1.4, Standards 4.1.1, 4.1.2.

8. Proposed uses are appropriate at the location. Lee Plan Goals 2, 4, 5, 6, 7, 30; Objectives 2.1, 2.2, Policies 1.1.3, 2.1.1, 2.1.2, 5.1.5, 6.1.4, 6.1.7, 7.1.3, 7.1.4, 7.1.7, 135.9.6, 158.2.1.

9. Conditions provide sufficient safeguards to the public interest and reasonably relate to impacts on the public's interest expected from the proposed development. Lee Plan Policies 5.1.5, 6.1.4, 7.1.6, 53.1.5, 56.1.4, 135.9.6: LDC §§ 34-377(a)(3), 34-411 and 34-932(c).

10. Deviations enhance achievement of the MPD and protect public health, safety, and welfare.

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SECTION F. SCRIVENER'S ERRORS:

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or designee, without the need for a public hearing.

Commissioner Hamman made a motion to adopt the foregoing resolution, seconded by Commissioner Petrosky. The vote was as follows:

Adopted by unanimous consent.

Kevin Ruane	Absent
Cecil L. Pendergrass	Aye
David Mulicka	Aye
Brian Hamman	Aye
Trish Petrosky	Aye

DULY PASSED AND ADOPTED this 19th day of August 2026.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

Signed by:
BY: Andrea Eggen
7EB7DBACC6614A0...
Deputy Clerk

DS

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

Signed by:
BY: Cecil L. Pendergrass
773513F34F2140B...
Cecil L. Pendergrass, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

DocuSigned by:
David Halverson
4C715AAB371D45B...
David W. Halverson
Assistant County Attorney
County Attorney's Office

Docusign Envelope ID: 46B38557-AF19-8A16-8014-14D900EEDBA7

Exhibit A

LEGEND:

R/W	RIGHT-OF-WAY
℄	CENTERLINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
C.A.	CROSS ACCESS EASEMENT
I/E.E.	INGRESS/EGRESS EASEMENT
S.R.	STATE ROAD

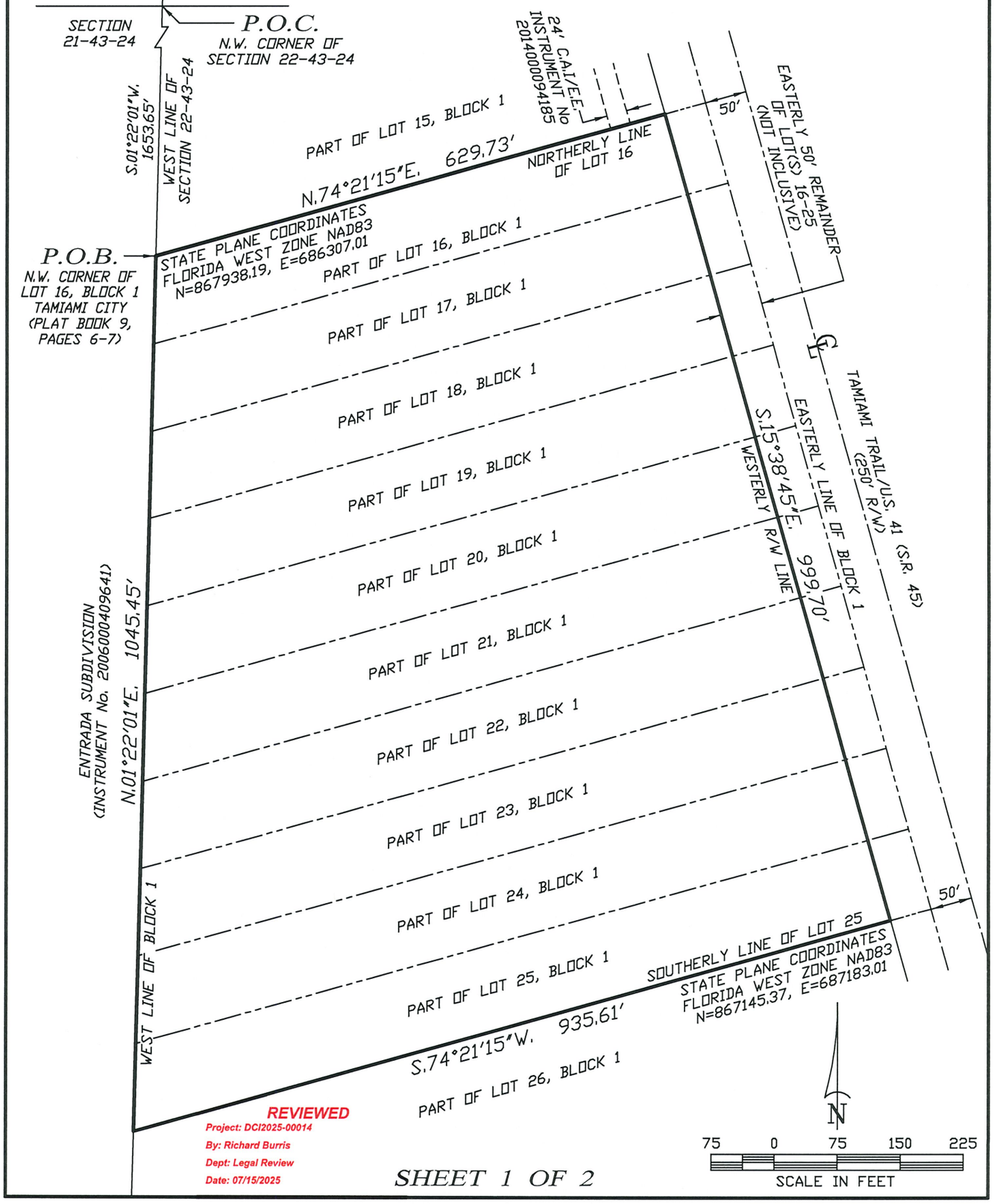
DRAWN:	CHECK:	SCALE	PROJ. #
RBH	PMM	1"=150'	TC-B1-L16
SKETCH DATE		FILE NO.	SHT.- 1
5/14/25		43-24-22	OF - 2

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921

SKETCH TO ACCOMPANY DESCRIPTION:
A PARCEL OF LAND BEING A PORTION OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, BLOCK 1, TAMIAMI CITY,
(PLAT BOOK 9, PAGES 6-7)
SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

SEE EXHIBIT "A", SHEET 2 OF 2 FOR DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

SKETCH / DESCRIPTION NOTES:
1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE WESTERLY RIGHT-OF-WAY LINE OF TAMIAMI TRAIL, AS BEING S.15°38'45"E.
2. FIELD NOTES IN TAMIAMI CITY.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
6. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 150 SCALE DRAWING.



REVIEWED
Project: DCI2025-00014
By: Richard Burris
Dept: Legal Review
Date: 07/15/2025

SHEET 1 OF 2

Docusign Envelope ID: 46B38557-AF19-8A16-8014-14D900EEDBA7

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, BLOCK 1, TAMIAMI CITY,

(PLAT BOOK 9, PAGES 6-7)
SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25, AS RECORDED IN PLAT BOOK 9, PAGES 6 THROUGH 7, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST, THENCE RUN S.01°22'01"W. ALONG THE WEST LINE OF SAID SECTION TO THE NORTHWEST CORNER OF THE AFORESAID LOT 16, BLOCK 1, FOR 1,653.65 FEET, FOR A POINT OF BEGINNING; THENCE RUN N.74°21'15"E. ALONG THE NORTHERLY LINE OF SAID LOT 16 TO A POINT ALONG THE WESTERLY RIGHT OF WAY LINE OF TAMIAMI TRAIL (U.S. 41 / S.R. 45, 250.00 FEET WIDE), LYING 50.00 FEET WESTERLY OF THE EASTERLY LINE OF THE AFORESAID BLOCK 1, FOR 629.73 FEET; THENCE RUN S.15°38'45"E., 50.00 FEET WESTERLY, AS MEASURED ON A PERPENDICULAR AND PARALLEL TO SAID EASTERLY LINE OF BLOCK 1, TO A POINT ALONG THE SOUTHERLY LINE OF THE AFORESAID LOT 25, FOR 999.70 FEET; THENCE RUN S.74°21'15"W. ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID BLOCK 1, BEING A POINT ALONG THE AFORESAID WEST LINE OF SECTION 22, FOR 935.61 FEET; THENCE RUN N.01°22'01"E. ALONG SAID WEST LINE OF BLOCK 1 AND SECTION 22, FOR 1045.45 FEET; TO THE POINT OF BEGINNING.

CONTAINING 782,432 SQUARE FEET OR 17.96 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID WEST LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST, AS BEING S.01°22'01"W.

Phillip M Mould, LS6515, State of Florida

Digitally signed by Phillip M Mould, LS6515, State of Florida
Date: 2025.05.16 08:14:25 -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
MAY 14, 2025

REVIEWED
Project: DCI2025-00014
By: Richard Burris
Dept: Legal Review
Date: 07/15/2025

TC-B1-L16

Docusign Envelope ID: 46B38557-AF19-8A16-8014-14D900EEDBA7

DCI2025-00014

Zoning

Subject Property

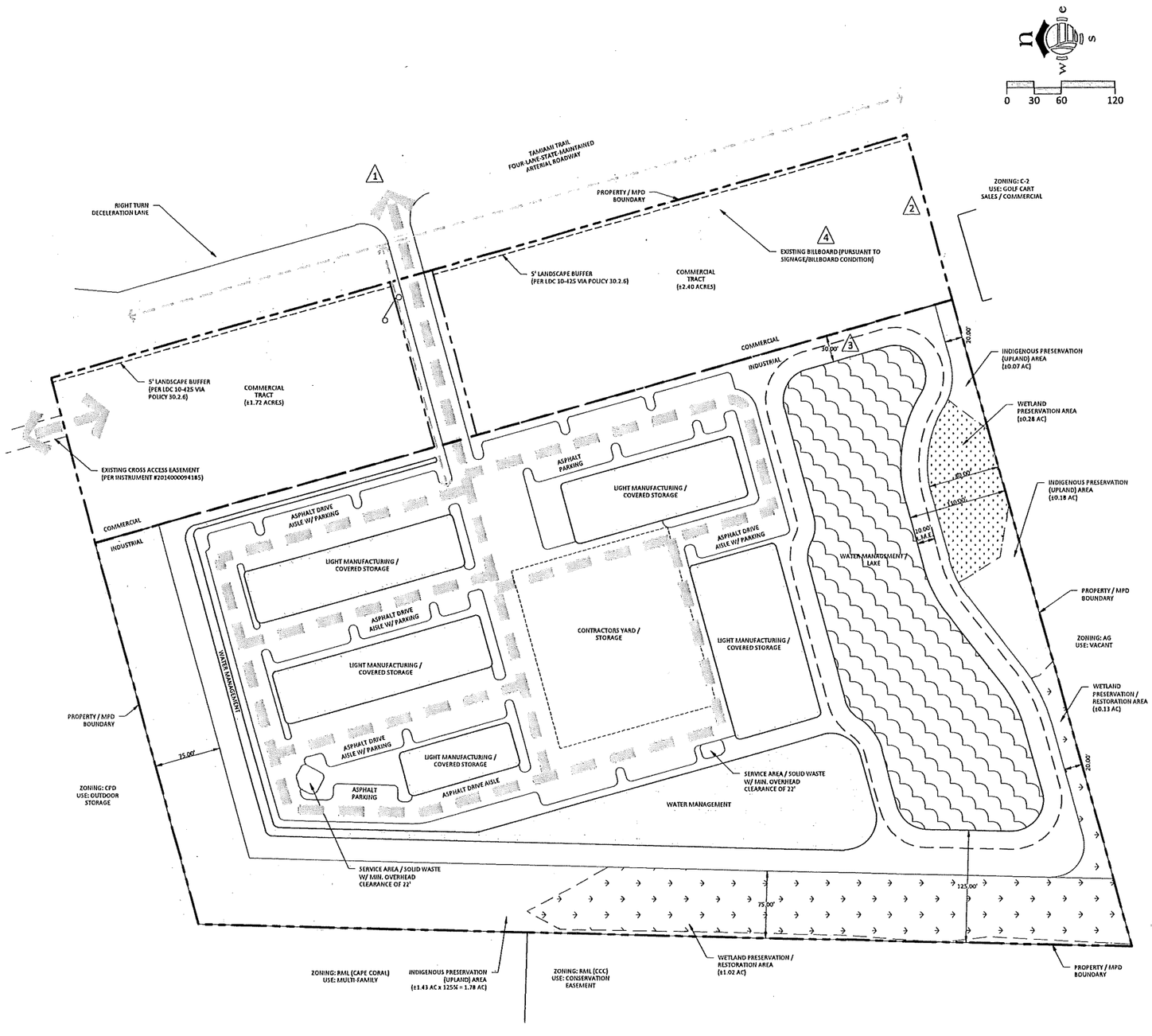
N
W
E
S

0 500 1,000
Feet

Lee County
Southwest Florida

EXHIBIT B

Docusign Envelope ID: 46B38557-AF19-8A16-8014-14D900EEDBA7



OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA	±17.96 AC.
TOTAL COMMERCIAL AREA	±4.36 AC.
COMMERCIAL OPEN SPACE REQUIREMENT (20% OF TOTAL):	±0.87 AC. *
(50% OF REQ'D OPEN SPACE INDIGENOUS	±0.44 AC)
TOTAL INDUSTRIAL AREA:	±13.60 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	±2.72 AC.
(50% OF REQ'D OPEN SPACE INDIGENOUS	±1.36 AC.)
TOTAL OPEN SPACE REQUIREMENTS:	
REQUIRED OPEN SPACE	±3.59 AC
PROVIDED OPEN SPACE	±3.59 AC **
REQUIRED INDIGENOUS OPEN SPACE	±1.80 AC
PROVIDED INDIGENOUS OPEN SPACE	±3.46 AC
OTHER	±0.04 AC

*EACH OUT PARCEL SHALL HAVE 20% OPEN SPACE AS THEY WOULD BE CONSIDERED SMALL DEVELOPMENTS.
**NOTE: 50% INDIGENOUS REQUIREMENT IS MET THROUGH THE INDIGENOUS/WETLAND PRESERVATION AREA.

PUBLICLY ACCESSIBLE SPACE CALCULATIONS:

TOTAL PROJECT AREA ±17.96 AC.
PER SECTION 33-1572 10% OF SITE AREA DEVOTED TO PUBLICLY ACCESSIBLE OPEN SPACE:
17.96 AC X 10% = 1.80 ACRES REQUIRED.

AREA TO BE PROVIDED DURING DEVELOPMENT ORDER REVIEW.

COMMERCIAL TRACT

INTENSITY	30,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	15'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	15'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

LANDSCAPE BUFFERS	PROPOSED
NORTH (CPD)	N/A
EAST (ROW)	5' (PER 10-425)
SOUTH (C-2)	N/A
WEST (INDUSTRIAL)	N/A

INDUSTRIAL TRACT

INTENSITY	120,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	25'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	25'
BUILDING SEPARATION	20'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

LANDSCAPE BUFFERS	PROPOSED
NORTH (CPD)	N/A
EAST (COMMERCIAL)	N/A
SOUTH (COMMERCIAL/AG)	N/A
WEST (MF/CONS. ESMT.)	N/A

NOTES:

THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV. - PLANNED DEVELOPMENT DISTRICTS. THE INTERNAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL OUTDOOR LIGHTING MUST COMPLY WITH SECTION 34-625.

IN THE EVENT A PORTION OF THE INDUSTRIAL PROJECT IS BUILT AS OPEN STORAGE, THE AREA/PROJECT MUST COMPLY WITH SECTION 34-3005 - STORAGE FACILITIES.

DEVIATIONS

1. DEVIATION FROM LDC 10-291(3), WHICH REQUIRES COMMERCIAL OR INDUSTRIAL DEVELOPMENT OF MORE THAN TEN ACRES TO PROVIDE MORE THAN ONE MEANS OF INGRESS OR EGRESS TO ALLOW ONE POINT OF INGRESS OR EGRESS FOR THE SUBJECT PROPERTY.
2. DEVIATION FROM LDC 10-610(e), WHICH REQUIRES ADJACENT COMMERCIAL USES TO PROVIDE PARKING LOT INTERCONNECTIONS FOR AUTOMOBILE, BICYCLE, AND PEDESTRIAN TRAFFIC, TO ALLOW NO INTERCONNECT TO THE SOUTH.
3. DEVIATION FROM LDC 10-329(d)(1)3, WHICH REQUIRES NEW EXCAVATIONS FOR WATER RETENTION AND DETENTION SETBACK OF FIFTY (50') FEET OF ANY PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP, TO ALLOW A SETBACK OF THIRTY (30') FEET FROM THE FUTURE COMMERCIAL PARCEL INTERNAL TO THE DEVELOPMENT.
4. A DEVIATION FROM LDC 30-183(1), WHICH LIMITS BILLBOARDS TO THE INTENSIVE DEVELOPMENT , INDUSTRIAL DEVELOPMENT, INTERCHANGE AREAS, AND TRADEPORT FUTURE LAND USE CATEGORIES, TO ALLOW ONE OF THE SIX EXISTING BILLBOARDS TO REMAIN ON THE SUBJECT PROPERTY.

LEGEND:

- VEHICULAR / PARKING CIRCULATION
- PEDESTRIAN CONNECTION
- WATER MANAGEMENT / PRE-TREATMENT
- WATER MANAGEMENT / LAKE
- WETLAND PRESERVATION AREA
- INDIGENOUS PRESERVATION
- WETLAND PRESERVATION/ RESTORATION AREA

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

HONC DOCKS & LIFTS
1130-C PONDELLA ROAD
CAPE CORAL, FL 33909
CLIENT NAME AND ADDRESS

17701 N. TAMIAMI
HONC 41 MPD
NORTH FORT MYERS
PROJECT NAME AND LOCATION

NO.	REVISION	DATE
R1	PER LEE COUNTY COMMENTS	9-10-25
R2	PER LEE COUNTY COMMENTS	12-02-25
R3	PER LEE COUNTY COMMENTS	01-16-26
R4	PER LEE COUNTY COMMENTS	03-03-26
R5	HEARING EXAMINER	05-08-26

REVISIONS DESCRIPTION

DATE: 05-27-25
PROJECT NO. 1333-01
FILE NO. 1333-03 CON.dwg
SCALE: AS SHOWN

MASTER CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER

Docusign Envelope ID: 46B38557-AF19-8A16-8014-14D900EEDBA7

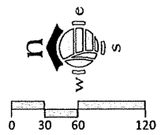
DEVIATIONS

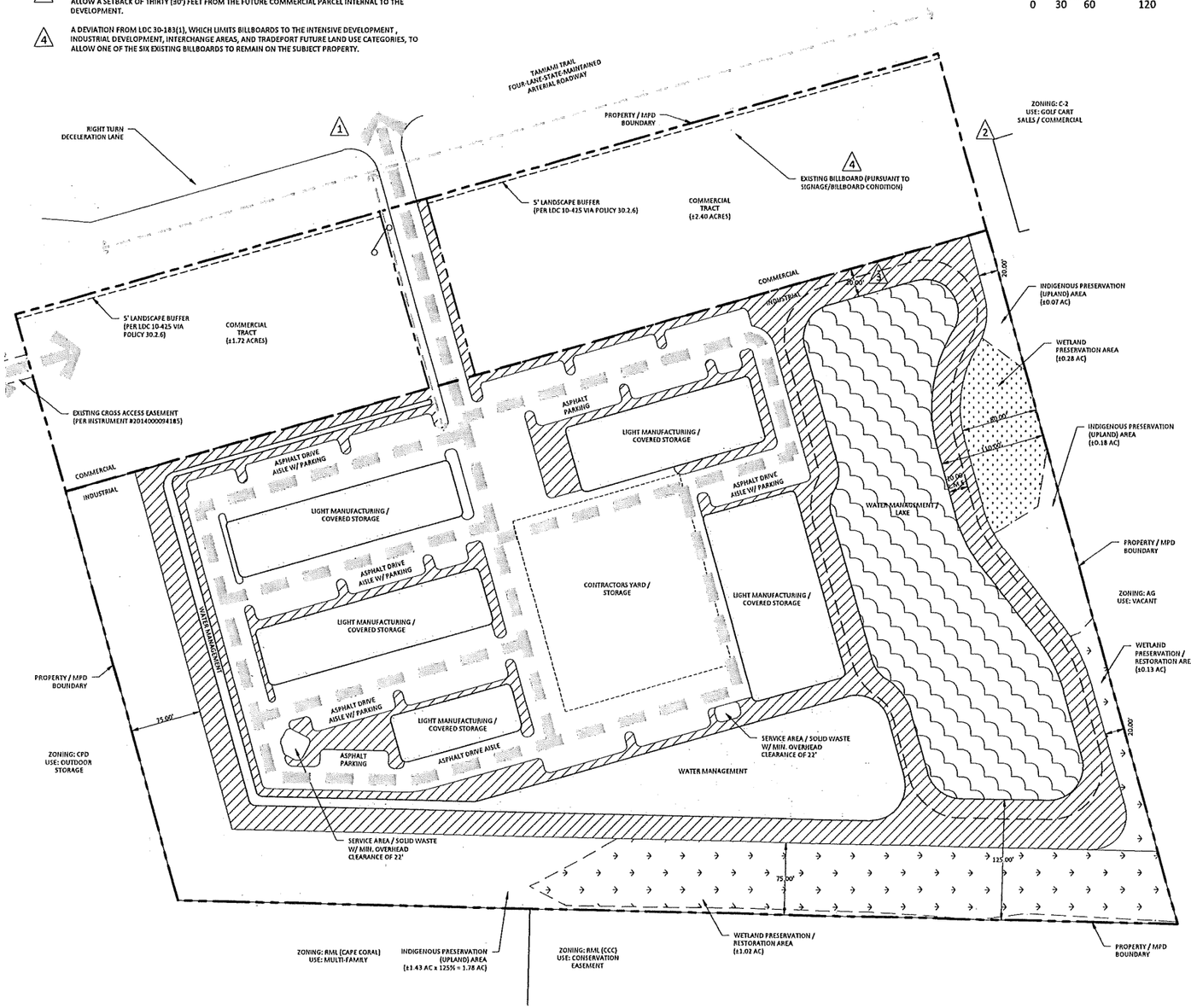
1. DEVIATION FROM LDC 10-291(3), WHICH REQUIRES COMMERCIAL OR INDUSTRIAL DEVELOPMENT OF MORE THAN TEN ACRES TO PROVIDE MORE THAN ONE MEANS OF INGRESS OR EGRESS TO ALLOW ONE POINT OF INGRESS OR EGRESS FOR THE SUBJECT PROPERTY.
2. DEVIATION FROM LDC 10-610(e), WHICH REQUIRES ADJACENT COMMERCIAL USES TO PROVIDE PARKING LOT INTERCONNECTIONS FOR AUTOMOBILE, BICYCLE, AND PEDESTRIAN TRAFFIC, TO ALLOW NO INTERCONNECT TO THE SOUTH.
3. DEVIATION FROM LDC 10-329(d)(1)3, WHICH REQUIRES NEW EXCAVATIONS FOR WATER RETENTION AND DETENTION SETBACK OF FIFTY (50') FEET OF ANY PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP, TO ALLOW A SETBACK OF THIRTY (30') FEET FROM THE FUTURE COMMERCIAL PARCEL INTERNAL TO THE DEVELOPMENT.
4. A DEVIATION FROM LDC 30-183(1), WHICH LIMITS BILLBOARDS TO THE INTENSIVE DEVELOPMENT , INDUSTRIAL DEVELOPMENT, INTERCHANGE AREAS, AND TRADEPORT FUTURE LAND USE CATEGORIES, TO ALLOW ONE OF THE SIX EXISTING BILLBOARDS TO REMAIN ON THE SUBJECT PROPERTY.

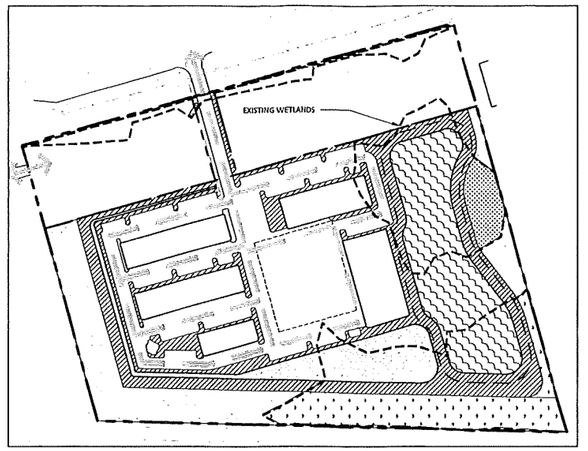
NOTES:

THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV. - PLANNED DEVELOPMENT DISTRICTS. THE INTERNAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL OUTDOOR LIGHTING MUST COMPLY WITH SECTION 34-625.

IN THE EVENT A PORTION OF THE INDUSTRIAL PROJECT IS BUILT AS OPEN STORAGE, THE AREA/PROJECT MUST COMPLY WITH SECTION 34-3005 - STORAGE FACILITIES.







MCP / FLUCCS OVERLAY:

OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA	±17.96 AC.
TOTAL COMMERCIAL AREA	±4.36 AC.
COMMERCIAL OPEN SPACE REQUIREMENT (20% OF TOTAL):	±0.87 AC. *
(50% OF REQ'D OPEN SPACE INDIGENOUS	±0.44 AC)
TOTAL INDUSTRIAL AREA:	±13.60 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	±2.72 AC.
(50% OF REQ'D OPEN SPACE INDIGENOUS	±1.36 AC.)
TOTAL OPEN SPACE REQUIREMENTS:	
REQUIRED OPEN SPACE	±3.59 AC
PROVIDED OPEN SPACE	±3.59 AC **
REQUIRED INDIGENOUS OPEN SPACE	±1.80 AC
PROVIDED INDIGENOUS OPEN SPACE	±3.46 AC
OTHER	±0.04 AC

*EACH OUT PARCEL SHALL HAVE 20% OPEN SPACE AS THEY WOULD BE CONSIDERED SMALL DEVELOPMENTS.
**NOTE: 50% INDIGENOUS REQUIREMENT IS MET THROUGH THE INDIGENOUS/WETLAND PRESERVATION AREA.

PUBLICLY ACCESSIBLE SPACE CALCULATIONS:

TOTAL PROJECT AREA ±17.96 AC.
PER SECTION 33-1572 10% OF SITE AREA DEVOTED TO PUBLICLY ACCESSIBLE OPEN SPACE:
17.96 AC X 10% = 1.80 ACRES REQUIRED.

AREA TO BE PROVIDED DURING DEVELOPMENT ORDER REVIEW.

COMMERCIAL TRACT

INTENSITY	30,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	15'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	15'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

LANDSCAPE BUFFERS	PROPOSED
NORTH (CPD)	N/A
EAST (ROW)	5' (PER 10-425)
SOUTH (C-2)	N/A
WEST (INDUSTRIAL)	N/A

INDUSTRIAL TRACT

INTENSITY	120,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	25'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	25'
BUILDING SEPARATION	20'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

LANDSCAPE BUFFERS	PROPOSED
NORTH (CPD)	N/A
EAST (COMMERCIAL)	N/A
SOUTH (COMMERCIAL/AG)	N/A
WEST (MF/CONS. ESMT.)	N/A

LEGEND (OPEN SPACE):

- OPEN SPACE
- INDIGENOUS PRESERVATION
- WATER MANAGEMENT
- WETLAND PRESERVATION AREA
- WETLAND PRESERVATION / RESTORATION AREA

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

HONC DOCKS & LIFTS
1130-C PONDELLA ROAD
CAPE CORAL, FL 33909
CLIENT NAME AND ADDRESS

17701 N. TAMIAMI TRAIL PROJECT
NORTH FORT MYERS
PROJECT NAME AND LOCATION

NO.	REVISION	DATE	REVISIONS DESCRIPTION
R1	PER LEE COUNTY COMMENTS	9-10-25	
R2	PER LEE COUNTY COMMENTS	12-02-25	
R3	PER LEE COUNTY COMMENTS	01-16-26	
R4	PER LEE COUNTY COMMENTS	03-03-26	
R5	HEARING EXAMINER	06-08-26	

DATE:	01-08-24
PROJECT NO.	1333-01
FILE NO.	1333-03 CON.dwg
SCALE:	AS SHOWN

OPEN SPACE PLAN
SHEET TITLE

MCP-02
SHEET NUMBER