

Attachment C

SOUTH ESTERO COMMERCIAL CENTER, LOT 4

21401 Corkscrew Village Lane

Zoning Conditions

1. All conditions from Resolution Z-99-077 shall remain in full force and effect unless otherwise amended by these conditions.
2. Master Concept Plan
Development of this project must be consistent with the Master Concept Plan (MCP) titled “South Estero Commercial Center Parcel #4 MCP”, stamped “Received March 27, 2020”, except as modified by the conditions below.
3. Pattern Book
The building must be in compliance with the Pattern Book stamped “Received May 13, 2020”.
4. Prior to change of use a Limited Development Order must be obtained that resolves the following site issues:
 - a. Erosion on the east property slope that is affecting the roots of several canopy trees and undermining the drive aisle pavement.
 - b. Supplement the existing buffer hedges to create a continuous buffer hedge.
 - c. The solid waste enclosure shall be relocated consistent with the requirements of Lee County Utilities.
5. Schedule of Uses (Lot 4 only)
Animal Clinic
Auto Repair and Service, Group 1
Banks and Financial Establishments
~~Bar and Cocktail Lounge~~
Broadcast Studio, Commercial Radio and Television
Business Services, Group I
Car Wash
Cleaning and Maintenance Services
Clothing Stores, General
Clubs, Commercial Fraternal & Membership
Consumption on Premises (Indoor Only)
Contractors and Builders, Groups I & II
~~Convenience Food and Beverage Stores~~
Department Store
~~Drive Thru Facility~~
~~Funeral Home and Mortuary, no cremation~~
~~Garage, Public~~
Household and office Furnishings

Laundry and Dry Cleaning, Group I
Lawn and Garden Supply Store
Medical Office
Non-store Retailers, All Groups
Paint, Glass and Wallpaper Store
Personal Services, All Groups (excluding Escort Services, fortune tellers, and massage establishments)
Recreation, Commercial, Groups II & IV
Repair Shops, Groups I & II
Restaurant, All Groups
Schools, Commercial
~~Self Service Fuel Pumps~~
~~Self Service Fuel Pumps Station~~
Social Services, Group I
Special Retail Shops, Groups I, II, III, IV
Storage, Indoor
Towers, Communication, 100 ft or less
Transportation Services, Group II
Used Merchandise Stores, Groups I & II (excluding Pawnshop)
~~Freight and Cargo Handling Establishments, approved only for freight and cargo produced upon or sold in the ordinary course of business from the premises~~