



CURRENT VIEW



PROPOSED PHASE II - CFT DEVELOPMENT SHOPS AT COCONUT TRACE - ESTERO, FL

INTRODUCTION

CFT NV Developments, LLC (“CFT”) is a privately-held real estate development and investment firm. CFT is actively engaged in the acquisition, development, construction, leasing, and management of real estate properties within major markets in the United States from coast to coast. CFT has a long-term real estate holding strategy.

Since 2000, CFT has developed shopping centers and freestanding buildings for Panda Express, in addition to other national and regional retail and restaurant tenants.

THE TEAM

DEVELOPER :



PLANNER :



BROKER :



ENGINEER :



LAWYER :



ARCHITECT :





DANIEL DELISI, AICP

EDUCATION Bachelor of Arts from Brandeis University
Master of City Planning / Urban Design Certificate from MIT

CERTIFICATIONS American Institute of Certified Planners
Florida Supreme Court Circuit / Civil Court Mediator

16 YEARS OF WORK Planning Consultant / Developer (13 years in Lee County)

- Planner & Expert witness for dozens of projects throughout Southwest, Central and the Treasure Coast of Florida
- Drafted Estero Development Regulations
- Accepted as an expert witness in circuit court, DOAH hearings, PSC hearing and in local jurisdictions throughout SW Florida and the Treasure Coast
- Former Member of the Estero Community Planning Agency
- Former Chief of Staff, South Florida Water Management District



- REQUEST :**
1. Allow limited retail uses on a portion of the parcel that previously did not meet site location standards
 2. Deviation to reduce the setback of the monument sign
 3. Reduction of parking

SITE LOCATION STANDARDS

POLICY 6.1.2 : Commercial development must be consistent with the location criteria in this policy except where specifically excepted by this policy...

"7. The location standards specified in Subsections 1-4 will apply to the following commercial developments: shopping centers; free-standing retail or service establishments; restaurants; convenience food stores; automobile dealerships; gas stations; car washes; and other commercial development generating large volumes of traffic."

"...in a commercial development approved under the planned development rezoning process, at the intersection may extend beyond one-quarter mile from the intersection, provided that:

- a. direct access is provided to the development within one-quarter mile of the intersection;
- b. an internal access road or frontage road provides access to the intersecting street prior to occupancy of the development; and
- c. all access points meet Land Development Code requirements for safety and spacing.
- d. the retail commercial use, including any outdoor sales, does not extend beyond one-half mile from the centerline of the intersection."

"8. The standards specified in Subsections 1-4 for location, floor area and site area will serve as guidelines during the rezoning process (allowing limited discretion by the Board of County Commissioners in special cases in which retail uses are the only reasonable use of the parcel in light of its size, its proximity to arterials and collectors, and the nature of the existing and projected surrounding uses..."

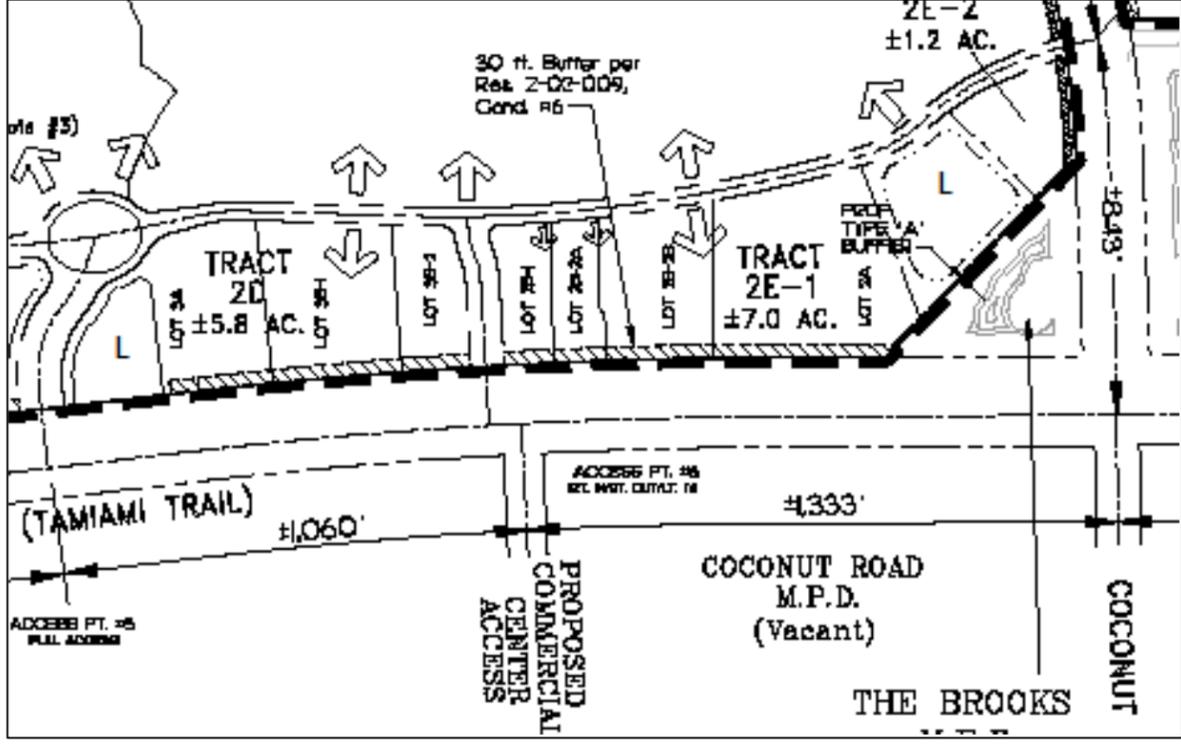
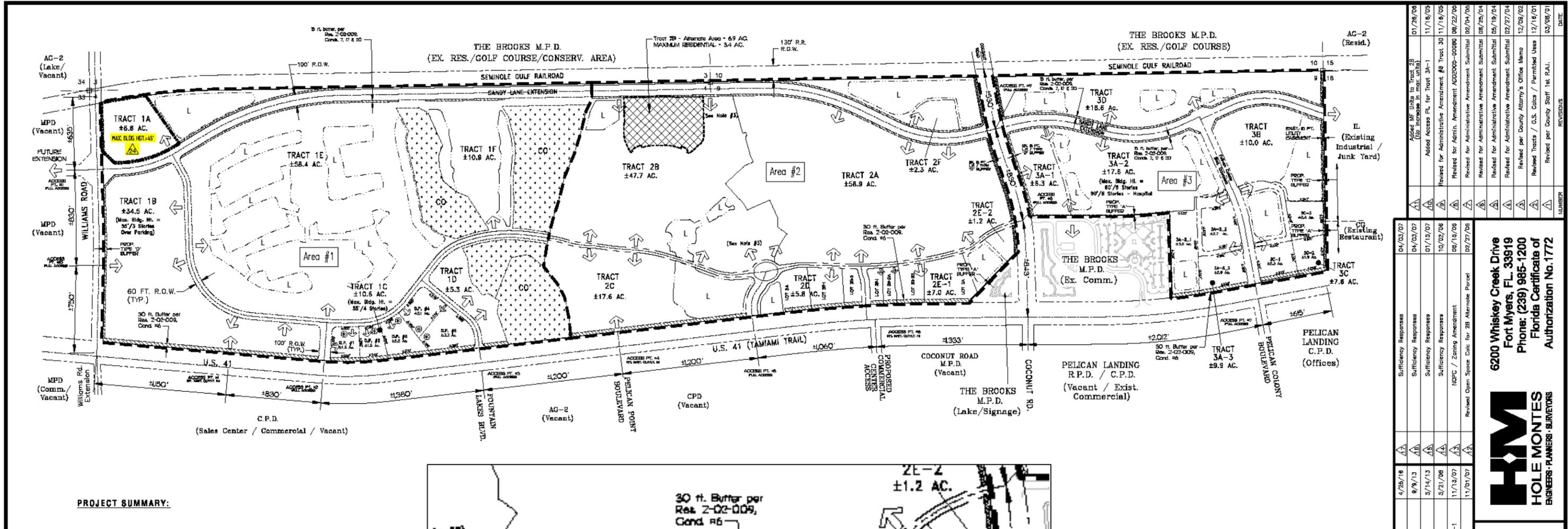
Lyden Drive constructed post approval to minimize access to US 41.

Property has access to both the north and South along Lyden Drive.

Connects to both US 41 and Coconut Road.



Master Concept Plan



Close-Up

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772

HOLE MONTES
ENGINEERS - PLANNERS - SURVEYORS

SPECIAL CASE

RETAIL USES ARE THE ONLY REASONABLE USE OF THE PROPERTY IN LIGHT OF:

1. Size
2. Proximity to Arterials and collectors
3. Nature of the existing and projected surrounding uses





GREG ROTH, PE

EDUCATION Bachelor of Civil Engineering from Michigan Technological University

PROFESSIONAL LICENSE Florida Professional Engineer #74566

10+ YEARS OF WORK Associate at Bohler Engineering

- Member of International Council of Shopping Centers
- Member of Real Estate Investment Council Inc. (REIC)
- Greg has testified as an expert in numerous municipalities throughout Central Florida before Planning and Zoning Boards, and Municipal Councils/Commissions

SITE DESIGN

SIGN SETBACK :

- Requesting Reduction from 15' to 10' per LDC Section 33-385(a)(3)
- Conflict between building and sign footers required shifting the sign closer to US 41
- Staff recommends approval

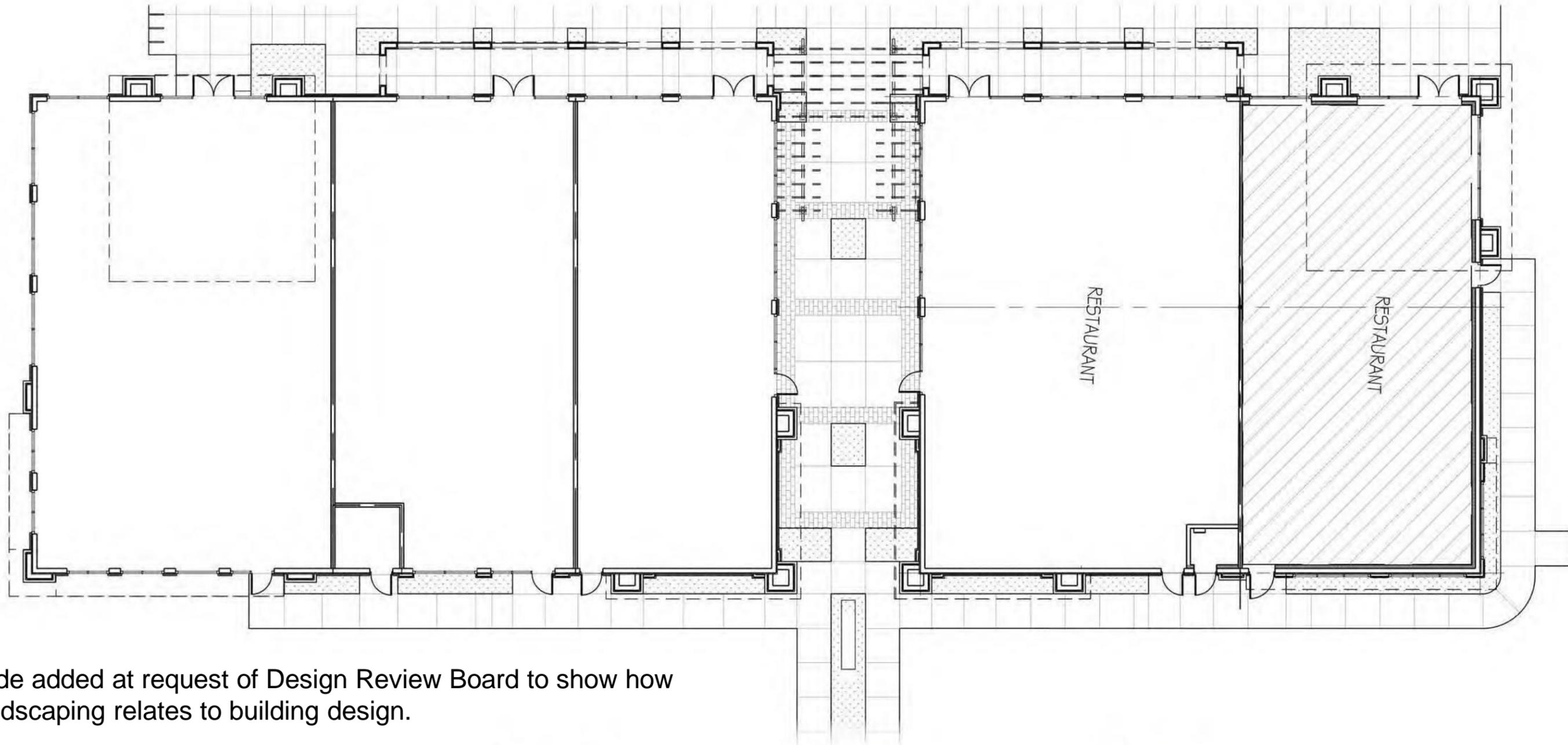
PARKING REDUCTION :

- Requesting 5% reduction for parking requirements per LDC Section 34-2020(c)
- 121 spaces required, 115 provided
- Applicant has provided pedestrian connectivity to right-of-way and bicycle parking, meeting requirements of LDC



Signage





Slide added at request of Design Review Board to show how landscaping relates to building design.



DESIGN REVIEW BOARD

DESIGN REVIEW BOARD: comments received from meeting on 23 SEPT 2015

- Sidewalk connection to South parcel & sidewalk behind dumpster needs landscape break
- Potential light pole conflicts with terminal island landscaping
- Non-native trees, replace with native
- Bald Cypress do not meet intent of buffering
- Too many deciduous trees
- Too many exotics and not enough native species
- Need additional perimeter planting in front of buildings & All existing trees along perimeter are girdles
- Proposed signage bears no resemblance to architecture of buildings
- Proposed sign along Lyden Drive does not meet code

DESIGN REVIEW BOARD

PLAN MODIFICATIONS: addressing comments from meeting on 23 SEPT 2015

- Sidewalk connection to South parcel & sidewalk behind dumpster needs landscape break
 - **Provided a sidewalk connection to south parcel**
- Potential light pole conflicts with terminal island landscaping
 - **Relocated light poles to prevent conflict with landscaping**
- Non-native trees, replace with native
 - **Added additional native plantings**
- Bald Cypress do not meet intent of buffering
 - **Replaced Bald Cypress with Slash Pine, Live Oak Mahogany, & Pigeon Plum trees along the north and south buffers**
- Too many deciduous trees
 - **Replaced deciduous species on-site with non-deciduous species**
- Too many exotics and not enough native species
 - **Replaced non-native species with more native species**
- Need additional perimeter planting in front of buildings & All existing trees along perimeter are girdles
 - **Proposed replacement of existing landscaping along perimeter**
- Proposed signage bears no resemblance to architecture of buildings
 - **Signage revised to meet architecture of proposed building**
- Proposed sign along Lyden Drive does not meet code
 - **Removed sign along Lyden Drive**

HENRY KLOVER, RA

EDUCATION Bachelor of Architecture with Distinction from Kansas University
Bachelor of Environmental Design with Distinction from Kansas University

PROFESSIONAL LICENSE Registered Architect in all 50 states and District of Colombia

35+ YEARS OF WORK President of Klover Architects

- Member of the International Council of Shopping Centers
- Member of the National Council of Architectural Registration Boards
- Experience in the retail, restaurant, office and shopping center industry working on major shopping center developments, remodels, and the development of power and lifestyle centers and corporate office complexes.

DESIGN REVIEW BOARD

DESIGN REVIEW BOARD: workshop comments presented 12 AUG 2015

- Raise the Northwest tower and pull it out from the building and match the light fixtures from the adjacent bank.
- Pull the West building façade out to create a loggia with a sloped barrel tile roof.
- Add a trellis to the patio side of the South façade.
- Create a tower element pulled out from the building on the Southeast corner.
- On the Northeast corner, add a sloped roof and match the design of the adjacent bank.
- On the North elevation, match some of the design elements from the adjacent bank and the entrance to the large shopping center nearby.



LYDEN DR

S TAMAMIAMI TRAIL



DESIGN REVIEW BOARD

DESIGN REVIEW BOARD: plan modifications (architectural) presented 26 AUG 2015

- Added more detail and spandrel storefront to match front of building on Northeast corner near bank.
- Added elevations of trash enclosure compatible with building design.
- Provided elevation to illustrate rooftop equipment screening.
- Provided elevations with landscaping shown for relationship to building.
- Developed plaza area between building with palm trees, tables and chairs, connected trellis, and decorative overhead lights.
- Provided signage design.



PHOTO



RENDER



PHOTO



RENDER

PHOTO



RENDER

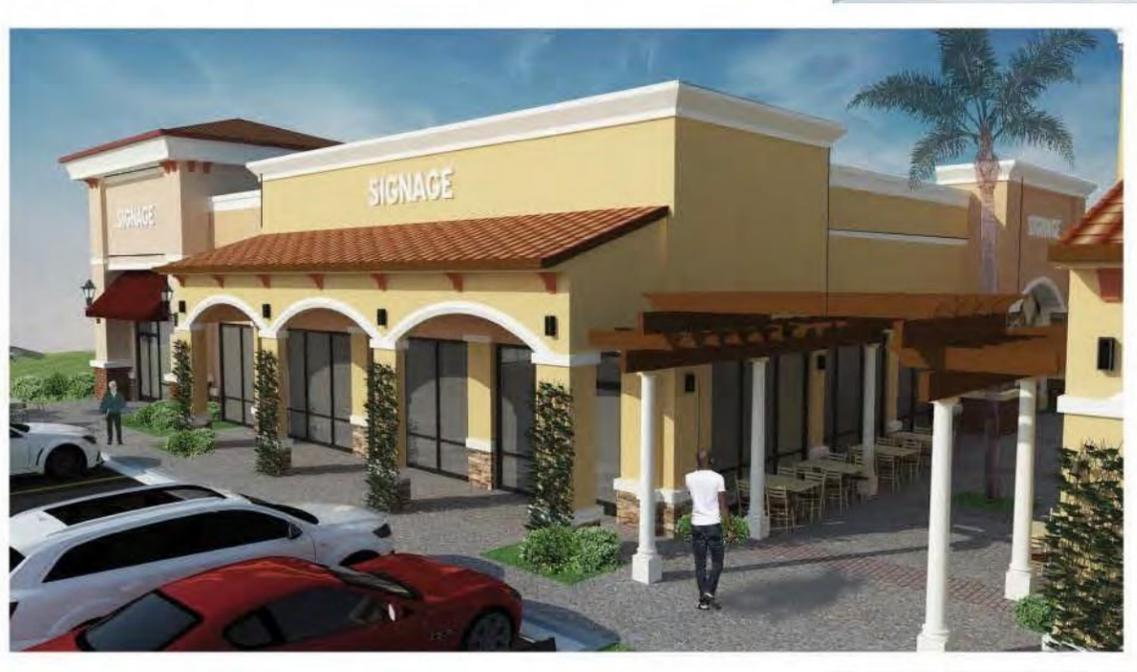


PHOTO
UNDER
CONSTRUCTION



RENDER



PROPOSED



SHOPS AT COCONUT TRACE

ESTERO, FL

07 DEC. 2016

DOUG OLSON

EDUCATION Bachelor of Communications from University of Arizona

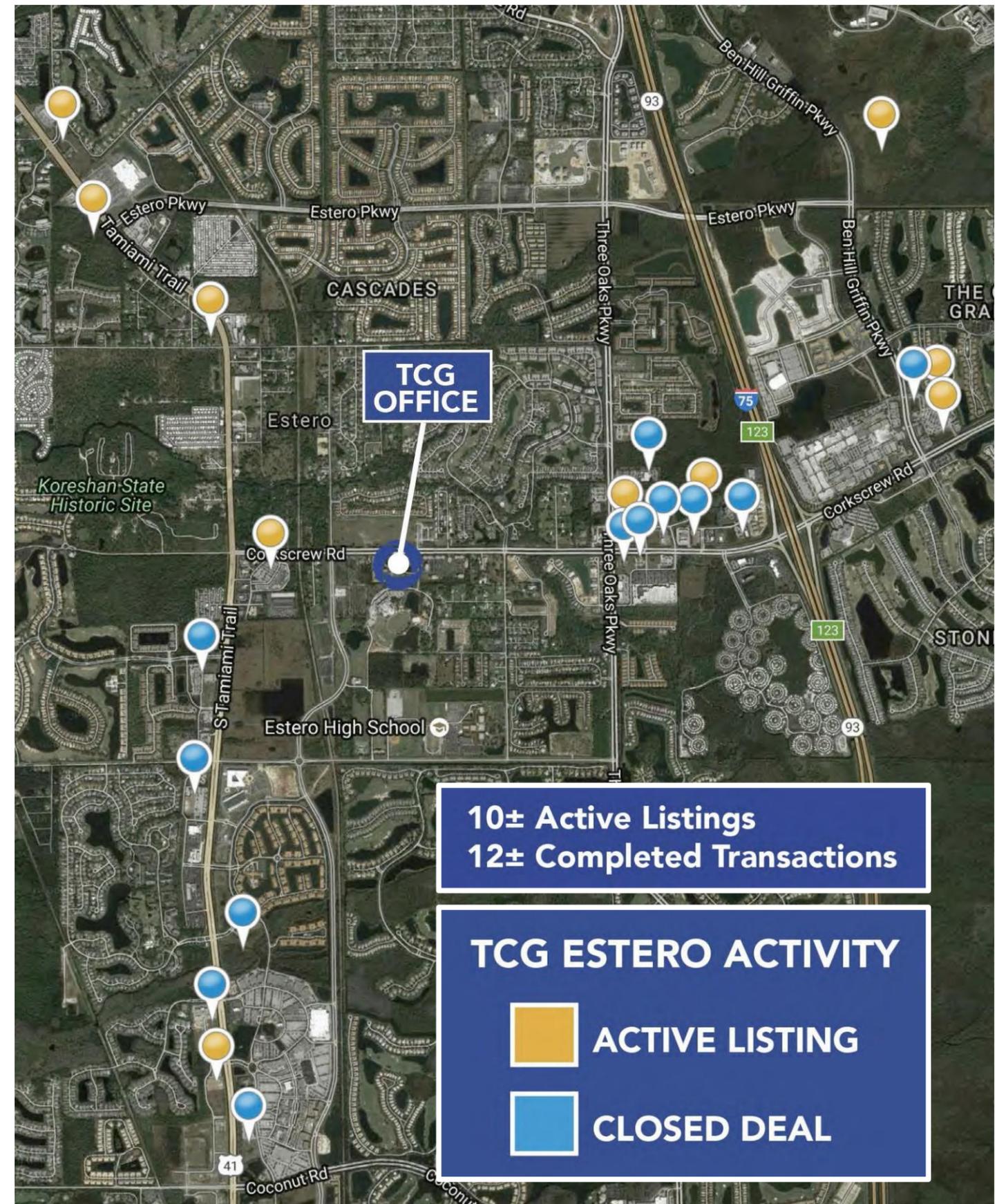
PROFESSIONAL LICENSE SL #3175846

10+ YEARS OF WORK Principal at Trinity Commercial Group, Inc.

- Member of International Council of Shopping Centers
- TCG has been involved in the majority of retail projects in Estero and throughout Southwest Florida.
- CoStar Powerbroker 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015
- Specializes in landlord representation throughout Southwest Florida with over two million square feet of anchored retail in portfolio.
- Clients include Regency Centers (NYSE:REG), Equity One (NYSE:EQ1), AmCap/AIG, Core Capital Group.

ESTERO, FLORIDA

- TCG's exceptional grasp of the local market conditions and proven knowledge of business process is incomparable.
- Owners of retail real estate appreciate our expertise in advising and identifying ideal market opportunities.
- We determine outcomes for a successful property marketing process that will meet their objectives.



2. The following limits apply to the project and uses (the following Schedule of Uses replaces that provided on the approved M.P.):

a. **Schedule of Uses** (uses preceded with a ** are only permitted on Tracts in compliance within the locational criteria of Lee Plan Policy 6.1.2.1 – minor commercial uses)

ACCESORY USES AND STRUCTURES

(LDC Sections 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3106)

ADMINISTRATIVE OFFICES

(SUBJECT TO Note (1) of LDC Section 34-934)

**AUTO PARTS STORE – without installation facilities

AUTOMOBILE SERVICE STATION

(limited to Tract A only)

BANKS AND FINANCIAL ESTABLISHMENTS

(LDC Section 34-622(c)(3)): Groups I and II (without drive-thru facilities) (If drive-thru facilities are provided the use must be located per Policy 6.1.2.1.)

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION

(LDC Section 34-1441 et seq.)

BUSINESS SERVICES

(LDC Section 34-622(c)(5)): Groups I and II

CAR WASH

(limited to an accessory use to a CONVENIENCE FOOD AND BEVERAGE STORE)

CLEANING AND MAINTENANCE SERVICES

(LDC Section 34-622(c)(7))

**CLOTHING STORES

(general (LDC Section 34-622(c)(8))

**CONSUMPTION ON PREMISES

(LDC Section 34-1261 et seq.)

CONTRACTORS AND BUILDERS

(LDC Section 34-622(c)(9)), Group I only

CONVENIENCE FOOD AND BEVERAGE STORE

(limited to Tract A)

DRUGSTORE, PHARMACY

DRIVE-THRU FACILITY FOR ANY PERMITTED USE

(limited to Tracts A and D)

EMERGENCY MEDICAL SERVICE (ambulance station)

ESSENTIAL SERVICES

(LDC Sections 34-1611 et seq., and 34-1741 et seq.)

ESSENTIAL SERVICE FACILITIES

(LDC Section 34-622(c)(13)): Group I only

EXCAVATION

(Water retention (LDC Section 34-1651)

FOOD AND BEVERAGE SERVICE, LIMITED

**FOOD STORES

(LDC Section 34-622(c)(16)): Group I only (excluding supermarket)

**GIFT AND SOUVENIR SHOP

**HARDWARE STORE

HEALTH CARE FACILITIES

(LDC Section 34-622(c)(20)): Group III only

**HOBBY, TOY, AND GAME SHOPS

(LDC Section 34-622(c)(21))

**HOUSEHOLD AND OFFICE FURNISHINGS

(LDC Section 34-622(c)(22)), Groups I and II

**LAUNDRY OR DRY CLEANING

(LDC Section 34-622(c)(24)): Group I only

MEDICAL OFFICE

PARKING LOT: Accessory

**PERSONAL SERVICES

(LDC Section 34-622(c)(33)): Groups I, II, III, and IV (excluding steam or Turkish baths, escort services, and tattoo parlors)

**PET SERVICES

**PET SHOP

POLICE OF SHERIFF'S STATION

POST OFFICE

PRINTING AND PUBLISHING

(LDC Section 34-622(c)(36))

REAL ESTATE SALES OFFICE

(LDC Section 34—1951 et seq. and 34-3021) (strictly limited to the sale of lots/parcels within this planned development only. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued).

RECREATION, COMMERCIAL

(LDC Section 34-622(c)(38)): Group I only (limited to Tracts B and C only)

RENTAL OR LEASING ESTABLISHMENT

(LDC Section 34-622(c)(39)): Groups I and II only

RESTAURANT, FAST FOOD

(limited to Tract A only)

**RESTAURANTS

(LDC Section 34-622(c)(43)): Groups I, II, and III only

SCHOOLS

(Commercial (LDC Section 34-622(c)(45)), (LDC Section 34-2381)

SIGNS: In accordance with Chapter 30

**SPECIALTY RETAIL SHOPS

(LDC Section 34-622(c)(47)): Groups I, II, and III

STORAGE

(Indoor only, (LDC Section 34-3001 et seq.)

TEMPORARY USES

(limited to temporary contractors offices and sheds [incident to construction as per LDC Section 34-3044], seasonal promotions, and sidewalk or parking lot sales)

**VARIETY STORE



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ACCESORY USES AND STRUCTURES
(LDC Sections 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3106)

ADMINISTRATIVE OFFICES
(SUBJECT TO Note (1) of LDC Section 34-934)

~~**AUTO PARTS STORE – without installation facilities~~

~~AUTOMOBILE SERVICE STATION~~
~~(limited to Tract A only)~~

BANKS AND FINANCIAL ESTABLISHMENTS
(LDC Section 34-622(c)(3)): Groups I and II (without drive-thru facilities) (If drive-thru facilities are provided the use must be located per Policy 6.1.2.1.)

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
(LDC Section 34-1441 et seq.)

BUSINESS SERVICES
(LDC Section 34-622(c)(5)): Groups I and II

~~CAR WASH~~
~~(limited to an accessory use to a CONVENIENCE FOOD AND BEVERAGE STORE)~~

CLEANING AND MAINTENANCE SERVICES
(LDC Section 34-622(c)(7))

~~**CLOTHING STORES~~
~~(general (LDC Section 34-622(c)(8)))~~

~~**CONSUMPTION ON PREMISES~~
~~(LDC Section 34-1261 et seq.)~~

CONTRACTORS AND BUILDERS
(LDC Section 34-622(c)(9)), Group I only

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~~(limited to Tract A)~~

DRUGSTORE, PHARMACY

~~DRIVE-THRU FACILITY FOR ANY PERMITTED USE~~
~~(limited to Tracts A and D)~~

EMERGENCY MEDICAL SERVICE (ambulance station)

ESSENTIAL SERVICES
(LDC Sections 34-1611 et seq., and 34-1741 et seq.)

ESSENTIAL SERVICE FACILITIES
(LDC Section 34-622(c)(13)): Group I only

EXCAVATION
(Water retention (LDC Section 34-1651))

FOOD AND BEVERAGE SERVICE, LIMITED

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~~(LDC Section 34-622(c)(16)): Group I only (excluding supermarket)~~

~~**GIFT AND SOUVENIR SHOP~~

~~**HARDWARE STORE~~

HEALTH CARE FACILITIES
(LDC Section 34-622(c)(20)): Group III only

~~**HOBBY, TOY, AND GAME SHOPS~~
~~(LDC Section 34-622(c)(21))~~

~~**HOUSEHOLD AND OFFICE FURNISHINGS~~
~~(LDC Section 34-622(c)(22)), Groups I and II~~

~~**LAUNDRY OR DRY CLEANING~~
~~(LDC Section 34-622(c)(24)): Group I only~~

MEDICAL OFFICE

PARKING LOT: Accessory

~~**PERSONAL SERVICES~~
~~(LDC Section 34-622(c)(33)): Groups I, II, III, and IV (excluding steam or Turkish baths, escort services, and tattoo parlors)~~

~~**PET SERVICES~~

~~**PET SHOP~~

POLICE OF SHERIFF'S STATION

POST OFFICE

PRINTING AND PUBLISHING
(LDC Section 34-622(c)(36))

~~REAL ESTATE SALES OFFICE~~
~~(LDC Section 34-1951 et seq. and 34-3021) (strictly limited to the sale of lots/parcels within this planned development only. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued).~~

RECREATION, COMMERCIAL
(LDC Section 34-622(c)(38)): Group I only (limited to Tracts B and C only)

RENTAL OR LEASING ESTABLISHMENT
(LDC Section 34-622(c)(39)): Groups I and II only

~~RESTAURANT, FAST FOOD~~
~~(limited to Tract A only)~~

~~**RESTAURANTS~~
~~(LDC Section 34-622(c)(43)): Groups I, II, and III only)~~

SCHOOLS
(Commercial (LDC Section 34-622(c)(45)), (LDC Section 34-2381))

SIGNS: In accordance with Chapter 30

~~**SPECIALTY RETAIL SHOPS~~
~~(LDC Section 34-622(c)(47)): Groups I, II, and III~~

STORAGE
(Indoor only, (LDC Section 34-3001 et seq.))

TEMPORARY USES
(limited to temporary contractors offices and sheds [incident to construction as per LDC Section 34-3044], seasonal promotions, and sidewalk or parking lot sales)

~~**VARIETY STORE~~



~~RED STRIKE THROUGH:~~
~~BLUE STRIKE-THROUGH:~~

Removed uses by ordinance
Permitted use in Tract A only

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ACCESORY USES AND STRUCTURES

(LDC Sections 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3106)

ADMINISTRATIVE OFFICES

(SUBJECT TO Note (1) of LDC Section 34-934)

~~**AUTO PARTS STORE – without installation facilities~~

~~AUTOMOBILE SERVICE STATION~~

~~(limited to Tract A only)~~

BANKS AND FINANCIAL ESTABLISHMENTS

(LDC Section 34-622(c)(3)): Groups I and II (without drive-thru facilities) (If drive-thru facilities are provided the use must be located per Policy 6.1.2.1.)

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION

(LDC Section 34-1441 et seq.)

BUSINESS SERVICES

(LDC Section 34-622(c)(5)): Groups I and II

~~CAR WASH~~

~~(limited to an accessory use to a CONVENIENCE FOOD AND BEVERAGE STORE)~~

CLEANING AND MAINTENANCE SERVICES

(LDC Section 34-622(c)(7))

~~**CLOTHING STORES~~

~~(general (LDC Section 34-622(c)(8)))~~

~~**CONSUMPTION ON PREMISES~~

~~(LDC Section 34-1261 et seq.)~~

CONTRACTORS AND BUILDERS

(LDC Section 34-622(c)(9)), Group I only

~~CONVENIENCE FOOD AND BEVERAGE STORE~~

~~(limited to Tract A)~~

DRUGSTORE, PHARMACY

~~DRIVE-THRU FACILITY FOR ANY PERMITTED USE~~

~~(limited to Tracts A and D)~~

EMERGENCY MEDICAL SERVICE (ambulance station)

ESSENTIAL SERVICES

(LDC Sections 34-1611 et seq., and 34-1741 et seq.)

ESSENTIAL SERVICE FACILITIES

(LDC Section 34-622(c)(13)): Group I only

EXCAVATION

(Water retention (LDC Section 34-1651))

FOOD AND BEVERAGE SERVICE, LIMITED

~~**FOOD STORES~~

~~(LDC Section 34-622(c)(16)): Group I only (excluding supermarket)~~

~~**GIFT AND SOUVENIR SHOP~~

~~**HARDWARE STORE~~

HEALTH CARE FACILITIES

(LDC Section 34-622(c)(20)): Group III only

~~**HOBBY, TOY, AND GAME SHOPS~~

~~(LDC Section 34-622(c)(21))~~

~~**HOUSEHOLD AND OFFICE FURNISHINGS~~

~~(LDC Section 34-622(c)(22)), Groups I and II~~

~~**LAUNDRY OR DRY CLEANING~~

~~(LDC Section 34-622(c)(24)): Group I only~~

MEDICAL OFFICE

PARKING LOT: Accessory

~~**PERSONAL SERVICES~~

~~(LDC Section 34-622(c)(33)): Groups I, II, III, and IV (excluding steam or Turkish baths, escort services, and tattoo parlors)~~

~~**PET SERVICES~~

~~**PET SHOP~~

POLICE OF SHERIFF'S STATION

POST OFFICE

PRINTING AND PUBLISHING

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~~(LDC Section 34-1951 et seq. and 34-3021) (strictly limited to the sale of lots/parcels within this planned development only. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued).~~

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SCHOOLS

(Commercial (LDC Section 34-622(c)(45)), (LDC Section 34-2381))

SIGNS: In accordance with Chapter 30

~~**SPECIALTY RETAIL SHOPS~~

~~(LDC Section 34-622(c)(47)): Groups I, II, and III~~

STORAGE

(Indoor only, (LDC Section 34-3001 et seq.))

TEMPORARY USES

(limited to temporary contractors offices and sheds [incident to construction as per LDC Section 34-3044], seasonal promotions, and sidewalk or parking lot sales)

~~**VARIETY STORE~~



YELLOW HIGHLIGHT:

Uses that are not available, uses that exist near property, or uses that do not require premium retail exposure.

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ACCESSORY USES AND STRUCTURES

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~~(general (LDC Section 34-622(c)(8)))~~

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CONTRACTORS AND BUILDERS

(LDC Section 34-622(c)(9)), Group I only

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~~(limited to Tract A)~~

DRUGSTORE, PHARMACY

~~DRIVE-THRU FACILITY FOR ANY PERMITTED USE~~

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EMERGENCY MEDICAL SERVICE (ambulance station)

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(Water retention (LDC Section 34-1651))

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(LDC Section 34-622(c)(20)): Group III only

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~~(LDC Section 34-622(c)(21))~~

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~~(LDC Section 34-622(c)(22)), Groups I and II~~

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MEDICAL OFFICE

PARKING LOT: Accessory

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~~(LDC Section 34-622(c)(33)): Groups I, II, III, and IV (excluding steam or Turkish baths, escort services, and tattoo parlors)~~

~~**PET SERVICES~~

~~**PET SHOP~~

POLICE OF SHERIFF'S STATION

POST OFFICE

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(LDC Section 34-622(c)(36))

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(Commercial (LDC Section 34-622(c)(45)), (LDC Section 34-2381))

SIGNS: In accordance with Chapter 30

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STORAGE

(Indoor only, (LDC Section 34-3001 et seq.))

TEMPORARY USES

(limited to temporary contractors offices and sheds [incident to construction as per LDC Section 34-3044], seasonal promotions, and sidewalk or parking lot sales)

~~**VARIETY STORE~~



RED HIGHLIGHT:

Higher impact uses that require significant infrastructure or create hazards or are eyesores.

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ACCESORY USES AND STRUCTURES

(LDC Sections 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3106)

ADMINISTRATIVE OFFICES

(SUBJECT TO Note (1) of LDC Section 34-934)

**AUTO PARTS STORE – without installation facilities

AUTOMOBILE SERVICE STATION

(limited to Tract A only)

BANKS AND FINANCIAL ESTABLISHMENTS

(LDC Section 34-622(c)(3)): Groups I and II (without drive-thru facilities) (If drive-thru facilities are provided the use must be located per Policy 6.1.2.1.)

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION

(LDC Section 34-1441 et seq.)

BUSINESS SERVICES

(LDC Section 34-622(c)(5)): Groups I and II

CAR WASH

(limited to an accessory use to a CONVENIENCE FOOD AND BEVERAGE STORE)

CLEANING AND MAINTENANCE SERVICES

(LDC Section 34-622(c)(7))

**CLOTHING STORES

(general (LDC Section 34-622(c)(8)))

**CONSUMPTION ON PREMISES

(LDC Section 34-1261 et seq.)

CONTRACTORS AND BUILDERS

(LDC Section 34-622(c)(9)), Group I only

CONVENIENCE FOOD AND BEVERAGE STORE

(limited to Tract A)

DRUGSTORE, PHARMACY

DRIVE-THRU FACILITY FOR ANY PERMITTED USE

(limited to Tracts A and D)

EMERGENCY MEDICAL SERVICE (ambulance station)

ESSENTIAL SERVICES

(LDC Sections 34-1611 et seq., and 34-1741 et seq.)

ESSENTIAL SERVICE FACILITIES

(LDC Section 34-622(c)(13)): Group I only

EXCAVATION

(Water retention (LDC Section 34-1651))

FOOD AND BEVERAGE SERVICE, LIMITED

**FOOD STORES

(LDC Section 34-622(c)(16)): Group I only (excluding supermarket)

**GIFT AND SOUVENIR SHOP

**HARDWARE STORE

HEALTH CARE FACILITIES

(LDC Section 34-622(c)(20)): Group III only

**HOBBY, TOY, AND GAME SHOPS

(LDC Section 34-622(c)(21))

**HOUSEHOLD AND OFFICE FURNISHINGS

(LDC Section 34-622(c)(22)), Groups I and II

**LAUNDRY OR DRY CLEANING

(LDC Section 34-622(c)(24)): Group I only

MEDICAL OFFICE

PARKING LOT: Accessory

**PERSONAL SERVICES

(LDC Section 34-622(c)(33)): Groups I, II, III, and IV (excluding steam or Turkish baths, escort services, and tattoo parlors)

**PET SERVICES

**PET SHOP

POLICE OF SHERIFF'S STATION

POST OFFICE

PRINTING AND PUBLISHING

(LDC Section 34-622(c)(36))

REAL ESTATE SALES OFFICE

(LDC Section 34—1951 et seq. and 34-3021) (strictly limited to the sale of lots/parcels within this planned development only. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued).

RECREATION, COMMERCIAL

(LDC Section 34-622(c)(38)): Group I only (limited to Tracts B and C only)

RENTAL OR LEASING ESTABLISHMENT

(LDC Section 34-622(c)(39)): Groups I and II only

RESTAURANT, FAST FOOD

(limited to Tract A only)

**RESTAURANTS

(LDC Section 34-622(c)(43)): Groups I, II, and III only

SCHOOLS

(Commercial (LDC Section 34-622(c)(45)), (LDC Section 34-2381))

SIGNS: In accordance with Chapter 30

**SPECIALTY RETAIL SHOPS

(LDC Section 34-622(c)(47)): Groups I, II, and III

STORAGE

(Indoor only, (LDC Section 34-3001 et seq.))

TEMPORARY USES

(limited to temporary contractors offices and sheds [incident to construction as per LDC Section 34-3044], seasonal promotions, and sidewalk or parking lot sales)

**VARIETY STORE



GREEN HIGHLIGHT:
List of requested uses

PROPOSED

