

# Lehigh Acres Commercial Land Use Study

## IMPLEMENTATION REPORT April, 2000

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## **1. Introduction**

The *Lehigh Acres Commercial Land Use Study*<sup>1</sup> was completed in May 1996. That study proposed many measures to forestall a shortage of land in Lehigh Acres that would be suitable for commercial purposes and to ensure a continuous network for the Lehigh Acres road system.

This implementation report identifies actions taken since 1996 plus other actions that are still needed to implement the study's recommendations.

## **2. Amendments to the Lee County Comprehensive Plan**

The most important recommendations of the *Lehigh Acres Commercial Land Use Study* were to create three different commercial overlay zones on the Lee Plan's Future Land Use Map:

- "Lehigh Commercial" for the most promising commercial lands;
- "Reclaimed Strip" for portions of existing commercially zoned strips along Gunnery Road and S.R. 82 that could be reclaimed for actual commercial use; and
- "Lot Assembly" where private lot assembly would be encouraged to create suitable commercial parcels.

Lee Plan amendments were adopted in 1998 to create the three overlays and to identify specific land parcels for each. The Lee Plan's text describing each overlay is included in this report as Appendix A, as adopted by Ordinance No. 98-09. Maps of the specific parcels that are included in each overlay are available for inspection at the Lee County Division of Planning, or a map can be purchased from the Map Sales Room of the Lee County Property Appraiser, 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (941) 339-6159.

## **3. Gunnery Road Access Management Plan**

New Lee Plan Policy 1.8.2 will allow commercial uses of all lots within the "Reclaimed Strip" overlay once access management plans are approved.

The lots in this category front on Immokalee Road (S.R. 82) or Gunnery Road and have been subdivided and sold off in very small parcels, typically 50 by 175 feet

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<sup>1</sup> Copies of the May 1996 final report may be purchased for \$15.00 from the Lee County Economic Development Office, 2180 West First Street, Suite 306, Fort Myers, Florida 33901, (941) 338-3161.

Table 1

**GUNNERY ROAD**  
**DESIGNATED FUTURE ACCESS POINTS FROM**  
**LEE BOULEVARD TO IMMOKALEE ROAD (S.R. 82)**

Distance (in feet)	Street Name	Median Opening	Movements
-----	Lee Blvd.	full	all
360	4 <sup>th</sup> St. W	none	rights only
310	3 <sup>rd</sup> St. W	directional	NB & SB lefts
755	Douglas Lane	directional	NB left
565	1 <sup>st</sup> St. SW	directional	SB left
550	3 <sup>rd</sup> St. SW (westbound)	directional	NB left
215	3 <sup>rd</sup> St. SW (eastbound)	none	right only
765	6 <sup>th</sup> St. SW (eastbound)	none	right only
275	7 <sup>th</sup> St. SW (westbound)	directional	NB left
505	8 <sup>th</sup> St. SW	full	all
755	11 <sup>th</sup> St. SW	directional	NB & SB lefts
780	13 <sup>th</sup> St. SW (eastbound)	none	right only
565	14 <sup>th</sup> St. SW (westbound)	directional	NB left
400	15 <sup>th</sup> St. SW (westbound)	directional	NB left
240	16 <sup>th</sup> St. (eastbound)	none	right only
770	18 <sup>th</sup> St. SW	directional	NB & SB lefts
770	21 <sup>st</sup> St. SW	none	right only
805	23 <sup>rd</sup> St. SW — Leonard Blvd	full	all
985	26 <sup>th</sup> St. SW (westbound)	directional	NB left
405	28 <sup>th</sup> St. SW (eastbound)	none	right only
1840	Immokalee Rd. (S.R. 82)	full	all

## 4. S.R. 82 Access Management Plan

In a similar manner, an access management plan has been developed for Immokalee Road (S.R. 82) between Lee Boulevard and Gunnery Road, as described in Table 2 and Figure 2. Meadow Lane, one block north of S.R. 82, will become the primary access for the commercial lots on the north side.

Land on the south side has not been subdivided but much of it has been approved for development as part of the Gateway DRI; a major portion of that property is being withdrawn from that DRI and will be developed by the Worthington Group, retaining the approved access point across from Red Road.

The access management plan for S.R. 82 is also illustrated in color in Appendix B. Appendix B also shows the realignment of Hawalaska Avenue so that it intersects S.R. 82 at right angles and then extends to an existing access point on Colonial Boulevard. This new road link would fulfill the connector road recently added to the MPO 2020 plan and the Lee Plan's transportation element.

The Board of County Commissioners can use a resolution similar to the one for Gunnery to approve the access management plans for S.R. 82. Because S.R. 82 is a state road, the Florida DOT will have to hold a separate public hearing before they adopt the same (or similar) plan as a state-sanctioned "corridor access management plan."<sup>2</sup> This public hearing cannot take place until after Lee County has adopted its own resolution. (This access management plan has been prepared in consultation with FDOT engineers to minimize conflicts between state and county goals.)

Appendix B also identifies 6 lots facing S.R.82 and land to extend Hawalaska that will need to be acquired in order to construct the access points illustrated on this plan. Although S.R. 82 is a state road, Lee DOT should be directed to acquire these lots in the near future so that commercial development does not occur on them. Without early acquisition, the complete access management system may not be able to be constructed when S.R. 82 is finally widened to four or six lanes.

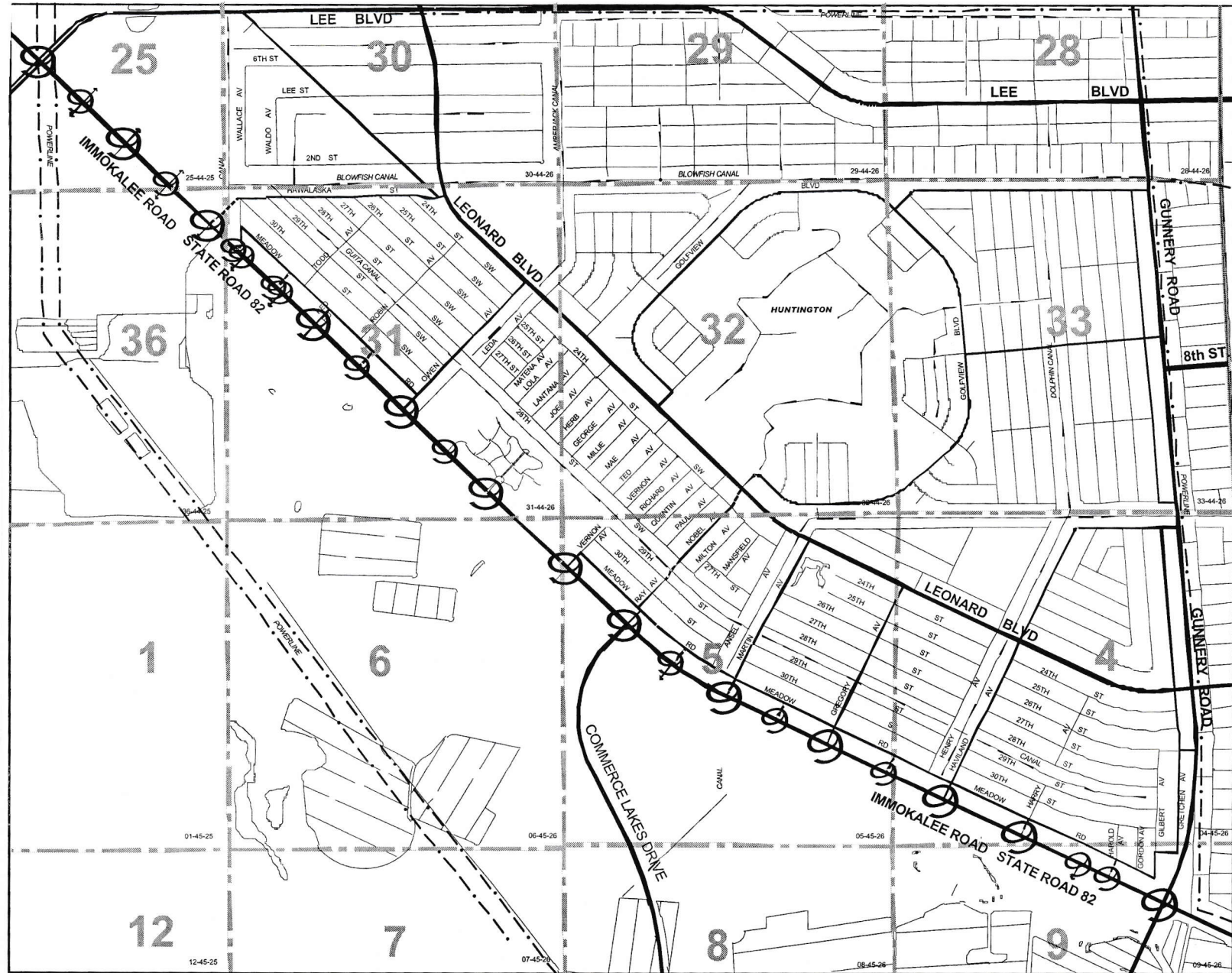
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<sup>2</sup> Rule 14-97.004(5) of the *Florida Administrative Code* states:

**Corridor Access Management Plans** may be developed and adopted by the Department in cooperation with the appropriate local governments for specific segments of the State Highway System based on analysis of special circumstances for the particular segment location and adjacent land use. These plans shall be based on an engineering analysis by the Department and will allow for more site specific classifications. Prior to the adoption of such plans, the Department shall notify the local governmental entities and abutting property owners and shall hold a public hearing. After consideration of public input, the Department shall, in cooperation with the affected local government finalize the plan. Upon adoption of the plan, the Department shall notify affected local government(s). These plans shall specify the highway, termini, and the specific standards for connections, medians, intersections, and signals, that shall apply.

Figure 2

# IMMOKALEE ROAD (STATE ROAD 82) DESIGNATED FUTURE ACCESS POINTS FROM LEE BOULEVARD TO GUNNERY ROAD



interconnected road network. Also, Lee Boulevard will be overcrowded by the year 2020 despite its recent six-laning because there are so few continuous east-west corridors.

To relieve these conditions, the study proposed several improvements to road connectivity in the network that is being planned for 2020. For instance, the following east-west corridors would be created by strategically linking existing two-lane roads:

- Cemetery Road and 61<sup>st</sup> Street
- Buckingham Road, Sunset Road and 9<sup>th</sup> Street
- Hawalaska Street and Leonard Blvd
- Paddock Street and Sunrise Boulevard
- 40<sup>th</sup> Street and Grant Boulevard

Since that time, the Lee County Metropolitan Planning Organization has considered these recommendations and revised its official plan accordingly. Subsequently Lee County amended its 2020 road network to mirror the MPO through a map in the Lee Plan's transportation element.

The *Lehigh Acres Commercial Land Use Study* also recommended several changes to Lee County's "Required Access Road Map," which shows where developers would be required to provide a parallel access road to reduce the need for individual driveways onto major roads. However, in 1998 the county reduced the scope of that map considerably, eliminating the need for any of the changes identified in the study.

## **b. Official Trafficways Map**

The *Lehigh Acres Commercial Land Use Study* also examined the county's longer-term (build-out) road network as depicted in its Official Trafficways Map. The purpose of that map is to identify adequate rights-of-way and the ultimate continuity of the road network even beyond the normal long-range planning period. The study made a series of recommendations for additions and deletions to the Official Trafficways Map for the Lehigh Acres area.

Lee County has not made any changes to its Official Trafficways Map for many years. When revisions are again being considered, the specific recommendations of the *Lehigh Acres Commercial Land Use Study* should be examined and incorporated wherever feasible. The original list of recommendations is reprinted in Appendix D.

However, a true redevelopment plan would help Homestead Road remain the commercial center of Lehigh Acres for the future. Element of such a plan would include:

- < reducing parking requirements to get buildings closer together and encourage more intense commercial uses;
- < allowing buildings to be placed up to the sidewalk, creating (over time) a true downtown;
- < creating a “Main Street” streetscape, with sidewalks on both sides, street trees, and improved pedestrian circulation throughout;
- < redesigning Homestead Road itself, with fewer but better-delineated access points, and landscaped medians between accesses.

- 2. RESIDENTIAL REDEVELOPMENT:** There are few remaining opportunities for creating true neighborhoods in Lehigh Acres. Most unfragmented parcels are either already developed or now in the planning stages. Once these are completed, there will no neighborhoods where a developer would control enough lots to spread out the cost of installing water/sewer lines, sidewalks, and other public amenities to create distinctive neighborhoods. Future development will be limited to building homes on scattered lots, with no neighborhood amenities.

A residential redevelopment plan would seek ways to assemble blocks of lots for coordinated development by private sector builders. The CRA’s power of eminent domain would probably be needed (if only to supplement private sector reassembly efforts). Water/sewer/sidewalk extensions would be a critical element, possibly requiring MST/BU financing since the utility company is privately owned.

Land banking of vacant lots could play an important role in a lot-trading program to assist in assembly. A crisis is developing in Lehigh Acres over the tax-delinquency of many thousands of vacant lots; these lots could be turned to advantage if they can be used as the basis for a lot-trading program that would serve other important public purposes.

- 3. FUTURE SCHOOL AND PARK SITES:** Just as the original developers of Lehigh Acres failed to provide enough commercial sites, they also did not reserve any sites for public facilities such as schools and parks (see Chapter 13 of the *Lehigh Acres Commercial Land Use Study*).

Lee County used considerable foresight in purchasing a large site to expand Veterans Park when it suddenly came on the market. That kind of opportunity may not arise again.

## Appendix A — New Lee Plan Objective and Policies

**OBJECTIVE 1.8: LEHIGH ACRES COMMERCIAL USES.** Designate additional overlay zones on the Future Land Use Map to designate potential commercial land uses in Lehigh Acres. The distinction in Policy 6.1.2(7) between the two major types of commercial uses does not apply in Lehigh Acres.

**POLICY 1.8.1:** Commercial uses are permitted on lands in the *Lehigh Commercial* overlay once commercial zoning has been approved in accordance with this plan. Land in the *Lehigh Commercial* overlay may also be used for schools, parks, and other public facilities; churches and synagogues; and residential uses that provide housing alternatives to the typical ¼ to ½ acre subdivision lots. Creation of new single-family lots smaller than one acre is not permitted due to the oversupply of standard subdivision lots. If cumulative new residential development takes place on more than 1% of this land per year, Lee County shall take steps to provide additional commercial land in Lehigh Acres to offset the loss. Lee County shall take steps to reduce any emerging surplus of commercial land in Lehigh Acres if cumulative new commercial development exceeds an average floor-area ratio of 1.0 (the ratio of interior floor space to total lot area).

The prohibition on single-family development does not apply in the following portions of the Lehigh Commercial overlay: (1) that portion of Section 6, Township 45S, Range 27E lying south of 23<sup>rd</sup> Street Southwest and its easterly extension beyond Beth Stacey Boulevard, containing about 92 acres; and (2) those portions of Section 5, Township 45S, Range 27E described as follows: (a) that part of the southwest quarter of the northeast quarter lying southwest of Homestead Road, containing 22.12 acres, and (b) the west 364 feet of the north half of the southeast quarter, containing 11.00 acres, and (c) the southwest quarter of the southeast quarter less the south 175 feet of the east 125 feet, containing 39.50 acres.

**POLICY 1.8.2:** Commercial uses will also be permitted on all lots in the *Reclaimed Strip* overlay facing S.R. 82 once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately have access to S.R. 82 via Meadow Road, which would serve as a reverse frontage street. Commercial uses would also be permitted on all *Reclaimed Strip* lots facing Gunnery Road if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street. Until such plans are in place, those lots in the *Reclaimed Strip* overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district.

**POLICY 1.8.3:** Because of the shortage of suitable undivided tracts in Lehigh Acres (whose boundaries for the purposes of this plan are shown on Map 16), commercial uses may also be appropriate on certain other lands that might otherwise be used for residential lots.

1. Many such lands are designated with the *Lot Assembly* overlay. These lands are platted for single-family lots and are under multiple ownerships. Commercial uses on individual lots or small assemblies of lots would generally be intrusive to existing or emerging neighborhoods. However, assemblies of entire blocks would provide suitable commercial parcels. Major lot assemblies could qualify for commercial zoning whether assembled by government action, private sector purchases, cooperative arrangements between individual lot-owners, or similar arrangements.
2. Other tracts or combinations of platted lots in Lehigh Acres may also be considered for commercial rezoning (even if they are outside any of the three overlays) through the normal



# Appendix C — Proposed New CN-3 Zoning District

## DIVISION 6. COMMERCIAL DISTRICTS

### Sec. 34-841. Purpose and intent.

(a) *Generally.* The purpose and intent of the conventional commercial districts is to regulate the continuance of certain land uses and structures lawfully existing as of August 1, 1986, which were originally permitted by the county zoning regulations of 1962, as amended, or 1978, as amended, and to encourage and guide new commercial development in accordance with the goals, objectives and policies set forth in the Lee Plan. Commercial development shall be permitted primarily in the future urban areas where requisite infrastructure exists or can feasibly be extended. Some limited commercial activities will be permitted in the nonurban areas to serve rural residents. Subsequent to August 1, 1986, with the exception of rezonings to recognize and accommodate existing developments, no parcel of land of ten or more acres in size shall be rezoned to any of the conventional commercial districts.

(b) *C-1A, C-1 and C-2 commercial districts.* [no change]

(c) *C-2A commercial district.* [no change]

(d) *CN-1 neighborhood commercial district.* The purpose and intent of the CN-1 district is to permit the designation of suitable locations for small-scale commercial facilities within or adjacent to areas or neighborhoods which are essentially residential in nature, and to facilitate their proper development and use. It is anticipated that locating small retail and service establishments in close proximity to low- to moderate-density residential land uses will encourage pedestrian activity and otherwise reduce the number and length of automobile trips, as well as providing increased convenience to all users. It is further intended that substantial buffering and other design techniques shall be used to prevent negative impacts on nearby or adjacent residential or lower-intensity land uses.

(e) *CN-2 neighborhood commercial district.* The purpose and intent of the CN-2 district is to permit the designation of suitable locations for consumer-oriented commercial facilities of moderate scale, including neighborhood shopping centers, and to facilitate their proper development and use. Such facilities include the functions of CN-1 commercial places, but the greater floor area and the broader mix of goods and services available results in a wider market or service area, a larger population served, and a greater impact on surrounding land uses. The primary uses provided for include retail trade in food, drugs, sundries, hardware and similar items, and the provision of personal services.

(f) *CN-3 neighborhood commercial district.* The purpose and intent of the CN-3 district is to designate suitable intersection locations for a broad range of compatible retail, office and personal service facilities and some residential units adjacent to residential neighborhoods. To protect the residential character of those neighborhoods, certain potentially incompatible uses

**Sec. 34-843. Use regulations table.**

Use regulations for conventional commercial districts are as follows:

**TABLE 34-843. USE REGULATIONS FOR CONVENTIONAL COMMERCIAL DISTRICTS**

	Special Notes or Regulations	C-1A	C-1	C-2	C-2A	CN-1	CN-2	CN-3 Note 21	CC	CG	CS-1	CS-2	CH	CT	CR	CI	CP
Accessory apartment	Note (1), 34-1177	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--
Administrative offices		P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P (13)	P	P	--
Assisted living facility	34-1411 et seq.	--	--	--	--	--	--	<u>P</u>	--	--	--	--	--	P	--	--	--
Aircraft landing facilities, private:																	
Lawfully existing:																	
Expansion of aircraft landing strip, heliport or heliport landing pad	34-1231 et seq.	SE	SE	SE	SE	SE	SE	--	SE	SE	SE	SE	SE	SE	SE	SE	--
New accessory buildings	34-1231 et seq.	P	P	P	P	P	P	--	P	P	P	P	P	P	P	P	--
New:																	
Aircraft landing strip and ancillary hangars, sheds and equipment	34-1231 et seq.	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Heliport	34-1231 et seq.	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Heliport	34-1231 et seq.	SE	SE	SE	SE	SE	SE	--	SE	SE	SE	SE	SE	SE	SE	SE	--
Amusement park, less than ten acres		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Animals:																	
Clinic	34-1321 et seq.	--	P	P	P	--	--	--	P	P	--	--	--	--	P	--	--
Kennel	34-1321 et seq.	--	--	P (3)	--	--	--	--	--	P (3)	--	--	--	--	P	--	--
Control center (including Humane Society)		P	P	P	P	--	--	--	--	P	P	SE	--	--	--	P	--
ATM (automatic teller machine)		P	P	P	P	P	P	<u>P</u>	P	P	P	SE	--	P	P	--	--
Auto parts store:																	
No installation service		P	P	P	P	--	P	<u>P</u>	P	P	--	--	--	--	--	--	--
With installation service		--	P	P	P	--	--	--	P	P	--	--	--	--	--	--	--
Automobile service station		--	P	P	P	--	P	--	P	P	--	--	P	SE	P	P	--
Auto repair and service (34-622(c)(2)):																	
Group I		--	P	P	P	--	--	--	P	P	--	--	--	--	--	P	--
Group II		--	--	P	P	--	--	--	--	SE	--	--	--	--	--	P	--
Bait and tackle shop		P	P	P	P	P	P	<u>P</u>	P	P	--	SE (5)	--	P	P	--	--
Banks and financial establishments (34-622(c)(3)):																	
Group I		P	P	P	P	--	P	<u>P</u>	P	P	P	P (16)	--	P	--	--	--
Group II		--	P	P	P	--	--	<u>P</u>	P	P	P	P (16)	--	--	--	--	--
Bar or cocktail lounge	34-1261 et seq.	--	AA/SE	AA/SE	AA/SE	--	--	--	AA/SE	AA/SE	--	--	AA/SE (6)	AA/SE	AA/SE	--	--
Bed and Breakfast		--	P	P	P	--	--	--	--	--	--	SE	--	P	--	--	--

	Special Notes or Regulations	C-1A	C-1	C-2	C-2A	CN-1	CN-2	CN-3 Note 21	CC	CG	CS-1	CS-2	CH	CT	CR	CI	CP
Group III		--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--
Convenience food and beverage store		P (19)	P (19)	P (19)	P (19)	--	SE (19)	--	P	P	--	--	P	SE (19)	P	P	--
Cultural facilities (34-622(c)(10))		--	P	P	P	--	--	--	--	--	--	--	--	P	--	--	--
Day care center, adult, child		P	P	P	P	P	P	P	EO	EO	--	--	--	P	P	--	--
Department store		P	P	P	P	--	--	--	P	P	--	--	--	P	--	--	--
Dormitory		--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--
Drive-through facility for any permitted use		P	P	P	P	--	SE	SE	P	P	SE	SE	P	P	P	P	--
Drive-in theater		--	--	--	--	--	--	--	--	P	--	--	--	--	P	--	--
Drugstore, pharmacy		P	P	P	P	--	--	--	--	P	--	--	--	--	--	--	--
Dwelling unit:		P	P	P	P	--	--	--	--	--	--	P	--	--	--	--	--
Duplex		P	P	P	P	--	--	--	--	--	--	P	--	--	--	--	--
Single-family		P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
Two-family attached		P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
Townhouse		EO	--	--	EO	--	--	--	--	--	--	--	--	--	--	--	--
Mobile home		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Multiple-family building		EO	P	P	EO	SE (10)	SE (10)	P (10)	--	P	P	SE (10)	--	P	P	P	P
Entrance gates and gatehouse	34-1749	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Emergency medical service (ambulance station)		P	P	P	P	--	--	--	--	P	P	P	--	--	P	P	--
Emergency operations center		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Essential services	34-1611 et seq.																
Essential service facilities (34-622(c)(13)):																	
Group I	34-1611 et seq.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group II	34-1611 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Excavation:		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Mining		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water retention		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Oil or gas		--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--
Farm equipment, sales, storage, rental, service		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Feed or fertilizer, mixing and sales		--	--	--	--	--	--	--	--	P	P	SE	--	--	P	P	--
Fire station		P	P	P	P	--	--	SE	--	P	P	SE	--	--	P	P	--
Fish house, wholesale		--	--	P (11)	--	--	--	--	--	--	--	--	--	--	--	--	--
Flea market:		--	--	SE	SE	--	--	--	--	SE	--	--	--	--	--	--	--
Open		--	P	P	P	--	--	--	P	P	--	--	--	--	--	--	--
Indoor		SE	SE	SE	SE	SE	SE	SE	SE	SE	--	SE	--	--	--	--	--
Food and beverage service, limited																	
Food stores (34-622(c)(16)):																	
Group I		P	P	P	P	P (12)	P	P	P	P	P	P	P	P	P	P	P
Group II		P	P	P	P	--	P	P	P	P	P	P	P	P	P	P	P
Forestry tower		P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
Fraternity house		--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--

	Special Notes or Regulations	C-1A	C-1	C-2	C-2A	CN-1	CN-2	CN-3 Note 21	CC	CG	CS-1	CS-2	CH	CT	CR	CI	CP
Lumber and wood products (34-622(c)(26)), group II		--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--
Measuring, analyzing and controlling instruments (34-622(c)(28))		--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--
Novelties, jewelry, toys and signs (34-622(c)(29)), all groups		--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--
Rubber and plastic products (34-622(c)(44)), group II		--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--
Marina	34-1862	EO	EO	EO	EO	--	--	--	--	EO	--	--	--	EO	--	--	--
Marina, ancillary uses		EO	EO	EO	EO	--	--	--	--	EO	--	--	--	EO	--	--	--
Mass transit depot or maintenance facility (government-operated)		P	P	P	P	--	--	--	--	P	P	SE	--	--	--	P	--
Medical office		P	P	P	P	--	P	<u>P</u>	P	P	P	P	--	P	P	--	--
Mobile home dealers	34-1352	--	--	P	--	--	--	--	--	SE	--	--	--	--	--	--	--
Model:																	
Home	34-1951 et seq.	P	P	P	P	--	--	--	--	--	--	--	--	SE	--	--	--
Unit	34-1951 et seq.	P	P	P	P	--	--	--	--	--	--	--	--	SE	--	--	--
Display center	34-1951 et seq.	--	P	P	P	--	--	--	P	P	--	--	--	SE	--	--	--
Multislip docking facility		--	P	P	P	--	--	--	--	--	--	--	--	P	--	--	--
Night clubs	34-1201 et seq. 34-1261 et seq.	--	AA/SE	AA/SE	AA/SE	--	--	--	AA/SE	AA/SE	--	--	AA/SE (6)	AA/SE	AA/SE	--	--
Nonstore retailers (34-622(c)(30)), all groups		P	P	P	P	--	--	--	P	--	--	--	--	--	--	--	--
Package store	34-1261 et seq.	P	P	P	P	P	P	<u>P</u>	P	P	--	--	--	P	P	--	--
Paint, glass and wallpaper		P	P	P	P	--	--	<u>P</u>	P	P	--	--	--	--	--	--	--
Parks (34-622(c)(32)):																	
Group I		P	P	P	P	--	--	--	P	P	--	--	--	P	--	--	--
Group II		SE	SE	P	P	--	--	--	--	P	--	--	--	P	--	--	--
Parking lot:																	
Accessory		P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P
Commercial		--	SE	SE	--	--	--	--	SE	SE	--	--	--	--	--	--	--
Garage, public parking		--	SE	SE	P	--	--	--	SE	SE	--	--	--	--	--	--	--
Temporary	Note (14),34-3049	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P
Personal services (34-622(c)(33)):																	
Group I		P	P	P	P	P	P	<u>P</u>	P	P	--	SE (5)	--	P	--	--	--
Group II		P	P	P	P	--	--	<u>P</u>	P	P	--	--	--	P	--	--	--
Group III		P	P	P	P	--	--	<u>P</u>	P	P	SE	SE (5)	--	P	--	--	--
Group IV		P	P	P	P	--	P	--	P	P	--	--	--	--	--	--	--
Pet services		P	P	P	P	--	--	--	--	P	--	--	--	--	--	--	--
Pet shop		P	P	P	P	--	P	--	P	P	--	--	--	--	--	--	--
Pharmacy		P	P	P	P	P	P	<u>P</u>	P	P	--	--	--	--	P	--	--
Place of worship	34-2051	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	--
Plant nursery	34-2081	P	P	P	P	--	--	--	--	P	--	--	--	--	P	--	--
Police or sheriff's station		P	P	P	P	--	--	<u>P</u>	--	P	P	SE	--	--	--	P	--

	Special Notes or Regulations	C-1A	C-1	C-2	C-2A	CN-1	CN-2	CN-3 Note 21	CC	CG	CS-1	CS-2	CH	CT	CR	CI	CP
Group III		P	P	P	P	P	P	P	P	P	--	SE (S)	P	P	P	--	--
Group IV		--	P	P	P	--	--	--	P	P	--	SE (S)	P	P	--	--	--
Roadside stand	34-1714	TP	TP	TP	TP	TP	TP	TP	TP	TP	TP	TP	TP	TP	TP	TP	TP
Rooming house		--	--	--	--	--	--	--	--	--	--	SE	--	P	--	--	--
Schools, commercial (34-622(c)(45))	34-2381	P	P	P	P	--	--	P	P	P	P	SE	--	SE	SE	P	--
Self-service fuel pumps	Note 18	SE	SE	SE	SE	--	SE	--	P	P	--	--	SE	SE	P	P	P
Signs in accordance with chapter 30		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Social services (34-622(c)(46)):																	
Group I		P	P	P	P	--	P	P	P	--	P	--	--	--	--	--	--
Group II		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Group III		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Group IV		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Specialty retail shop (34-622(c)(47)):																	
Group I		P	P	P	P	P	P	P	P	P	SE	SE (S)	P	P	P	--	--
Group II		P	P	P	P	--	P	P	P	P	--	SE (S)	--	P	--	--	--
Group III		P	P	P	P	--	P	P	P	P	--	--	--	--	--	--	--
Group IV		P	P	P	P	--	P	P	P	P	--	--	--	--	--	--	--
Stable, commercial	34-1291 et seq.	--	--	--	--	--	--	--	--	--	--	--	--	--	SE	--	--
Storage:																	
Indoor only	34-3001 et seq.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Storage, open	34-3001 et seq.	--	P	P	P	--	--	--	P	P	--	--	--	--	--	--	--
Studios (34-622(c)(49))		P	P	P	P	--	--	P	P	EO	--	SE	--	P	--	--	--
Supermarket		P	P	P	P	--	P	P	P	P	--	--	--	P	--	--	--
Temporary uses	34-3041 et seq.	P	P	P	P	--	P	P	P	P	P	--	--	P	P	P	P
Theater:																	
Indoor	34-2471 et seq.	--	EO	EO	EO	--	--	--	P	P	--	--	--	P	--	--	--
Drive-in	CPD or MPD only; 34-2471 et seq.	--	--	EO	EO	--	--	--	--	--	--	--	--	--	--	--	--
Timeshare units		EO	SE	SE	SE	--	--	--	--	--	--	--	--	P	--	--	--
Transportation services (34-622(c)(53)):																	
Group I		--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--
Group II		--	--	P	P	--	--	--	P	P	--	--	--	--	--	P	--
Group III		--	--	P	P	--	--	--	--	P	--	--	P	--	--	P	--
Group IV		--	--	P	P	--	--	--	--	--	--	--	--	--	--	P	--
Truck stop		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P
Trucking terminal, motor, rail, air, including warehousing of goods awaiting shipment, parking, and storage of rolling stock		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Used merchandise stores (34-622(c)(54)):																	
Group I		--	P	P	P	--	P	P	P	P	--	--	--	--	--	--	--
Group I, limited to indoor display only,		P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Group II		--	P	P	P	--	P	P	P	P	--	--	--	--	--	--	--
Group III		--	P	P	P	--	P	P	P	P	--	--	--	--	--	--	--

- (19) Limited to eight (8) pumps unless a greater number is approved as part of a special exception or as specifically approved in the master concept plan. An existing business with more than eight (8) lawfully permitted pumps as of January 31, 1998 will not be considered non-conforming. Existing pumps may be modernized, replaced, or relocated on the same premises but additional new pumps will not be permitted.*
- (20) Facilities proposed for ten or more acres or the expansion of an existing facility that will bring the number of acres to ten or more acres must request and be approved as a Special Exception.*
- (21) Regular business hours may not extend later than 8:00 P.M. in the CN-3 district.*

	Special Notes or Regulations	C-1A	C-1	C-2, C-2A	CN-1	CN-2	<u>CN-3</u>	CC, CG	CS-1	CS-2	CH	CT	CR	CI	CP
Outdoor storage or display of merchandise	34-3001 et seq. Note (8)														
Maximum height (feet)	34-2171 et seq.	35	35	35	35	35	<u>35</u>	35	35	35	35	35	35	35	35
		Note: Bonita Beach, Captiva and San Carlos Islands, Gasparilla Island conservation district, Greater Pine Island and areas within the airport hazard zone have special height limitations (see section 34-2175).													
Maximum lot coverage (percent of total lot area)	Note (9)	40%	40%	40%	40%	40%	40%	40%	40%	50%	40%	40%	40%	40%	<del>(9)</del> 40%

**Notes:**

- (1) Residential development shall not exceed that density permitted by the Lee Plan for the land use category in which the property is located.
- (2) The minimum lot area required for nonresidential uses shall be applicable to combined commercial and residential living units, whether allowed by right or approved by special exception, in the same manner as if the residential use did not exist.
- (3) Modifications to required setbacks for arterial or collector streets are permitted only by variance; modifications for solar or wind energy purposes, are permitted only by special exception. See section 34-2191 et seq.
- (4) Special street setbacks apply to portions of Colonial Boulevard and Daniels Road. See section 34-2192(b).
- (5) No side yard setback is required from common lot line for two-family attached or townhouse.
- (6) Parking areas shall be ten feet from any residential land use and five feet from any other. Any structure in the CP district shall be set back a minimum of 15 feet from any side lot line and 25 feet from any rear lot line.
- (7) Where a parking lot permitted under CP zoning is adjacent to a residential land use, an opaque fence shall be erected and maintained to protect the latter from noise, glare and intrusion.
- (8) No outdoor display or storage of merchandise shall be permitted in the CN-1, or CN-2, or CN-3 districts.
- (9) Lot coverage applies to structures only.
- (10) Truck terminals shall be required to comply with the setback requirements as set forth in table 34-904.

## Appendix D — Proposed Changes to the Trafficways Map

*[Formerly] Table 16-1*

<b>Existing and Proposed Arterial Streets to be Added to Trafficways Map</b>		
<i>Street</i>	<i>From</i>	<i>To</i>
Cemetery Rd.	Buckingham Rd.	Stratton Rd./61st St. W
61st. St. W.	Stratton/Cemetery Rd.	Sunshine Blvd.
Sunshine Blvd.	61st St. W.	S.R. 80
N. Line of Sec. 6-44-27	Sunshine Blvd.	Greenbriar Blvd.
Greenbriar Blvd.	Wingford Dr.	N. Line of Sec. 6-44-27
E. 21st St.	Grant Ave.	Moore Ave.
E. 16th St.	Grant Ave.	Moore Ave.
E. 12th St.	Grant Ave.	Moore Ave.
19th St. W.	Sunshine Blvd.	Ann Ave.
Ann Ave.	19th St. W.	W. 9th St.
West/East 9th St.	Ann Ave.	Moore Ave.
Columbus Blvd.	Sunrise Blvd.	Sentinela Blvd.
Moore Ave.	Sentinela Blvd.	E. 21st St.
Jaguar Blvd.	S.R. 82	Homestead Rd.
Homestead Rd.	Jaguar Blvd.	S.R. 82
Nimitz Blvd.	Bell Blvd.	S.R. 82
40th St. SW	S.R. 82	Alabama Rd./Pelham Rd.
Pelham Rd.	Alabama Rd.	Grant Blvd./Pyramid Ave.
Grant Blvd.	Pyramid Ave./Pelham Rd.	Carrillon Ave./Grant Blvd.
Richmond Ave.	Sunrise Blvd.	Grant Blvd.
Paddock St.	Alabama Rd./Sunrise Bl.	Beth Stacey Blvd.
Burr St.	Buckingham Rd.	Abrams /Centennial Blvds.
Centennial Blvd.	Abrams Blvd.	Sunset/Yale Ave.
Sunset	Yale Ave.	Sunniland Blvd.
20th St. W.	Sunniland Blvd.	Sunshine Blvd./19th St. W
Hawalaska St.	Leonard Blvd.	S.R. 82
E. 5th St.	Grant Ave.	Moore Ave.
W. 12th St. Ext.	Lee St.	Connie Ave./Sunshine Blvd



[Formerly] **Table 16-3**

<b>Streets Shown as Collectors on Trafficways Map to be Designated as Arterials</b>		
<i>Street</i>	<i>From</i>	<i>To</i>
West/East 5th St.	Williams Ave.	Grant Blvd.

[Formerly] **Table 16-4**

<b>Streets Shown as Arterials on Trafficways Map to be Removed</b>		
<i>Street</i>	<i>From</i>	<i>To</i>
32nd St. S.W.	Gunnery Rd.	Alabama Rd.
Beauty St.	Buckingham Rd.	Gunnery Rd.
16th St. W./W. 8th St.	Gunnery Rd.	Grant Ave.
W. 16th St.	Sunshine Blvd.	Buckingham Rd.
Unnamed Street	61st St. W.	Sunshine Blvd.