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VACANT LAND FOR SALE

available

\$499,000

CAN BE SOLD
WITH
ADJOINING
3.69 ACRES FOR
AN ADDITIONAL
\$1,300,000



15501 OLD 41 ROAD | NAPLES, FL 34110

BUILD YOUR OWN 5,613 SF BUILDING ON THIS C-3 ZONED PROPERTY.
SDP IS FINISHED AND READY TO BE SUBMITTED.
ORDINANCE IS AVAILABLE FOR REVIEW.

LOT SIZE: .92 acres 40,075 square feet
OLD 41 FRONTAGE: 115'
POTENTIAL BUILDING: 5,613 square feet
REAL ESTATE TAXES: \$1,083.43 (2023)
PARCEL NUMBER: 00144960006
ZONING: CPUD with C-3 permitted uses

CONTACT 239.261.3400

William V. Gonnering, CCIM, SIOR ext. 162 bill@ipcnaples.com
Christine McManus, CCIM, SIOR ext. 163 christine@ipcnaples.com



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Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.
Subject to prior sale, lease, withdrawal and price change without notice.

15501 OLD 41 ROAD | SITE DEVELOPMENT PLAN

A SITE DEVELOPMENT PLAN/APPLICATION FOR NORBERTO COMMONS (AKA OLD US 41 PARCEL)

15501 OLD 41 ROAD N. • NAPLES, FLORIDA 34110 • COLLIER COUNTY
SECTION 10 • TOWNSHIP 48S • RANGE 25E

PROJECT SITE/BUILDING ANALYSIS

PROJECT SITE/BUILDING AREA DATA			
	SQ. FEET	ACRES	PERCENTAGE
TOTAL SITE AREA:	50,310	1.15	100.0%
TOTAL SITE AREA USED FOR PROPOSED CONSTRUCTION:	29,906	0.69	59.4%
NOTE: This square footage and site acreage will represent the total area used in determining the water management requirements for this site as they relate to previous / impervious / building areas.			
TOTAL IMPERVIOUS AREA:	29,906	0.69	100.0%
NOTE: This square footage is to be used for CSM and Parking calculations only!			
TOTAL BUILDING AREA:	5,172	0.13	18.6%
NOTE: This square footage is used to determine site coverage percentages in regards to pervious/impervious/building area for water management calculations.			
IMPERVIOUS AREA (Pavement, Bike Rack, Sidewalks, Dumpster etc.):	12,600	0.29	42.1%
DETENTION AREAS:	4,153	0.10	13.9%
POROUS AREAS:	7,286	0.17	25.4%
NOTES:			

BUILDING CONSTRUCTION INFORMATION

USE: BUSINESS (GROUP B), RETAIL (GROUP M)	COND. S.F.	PROTECTION	SPRINKLERED
CONSTRUCTION: TYPE III-B / 1 STORY	5,172	UNPROTECTED	YES
PARCEL LIES IN: FLOOD ZONE - "AE" / BASE FLOOD ELEV. = 11.5' (NAVD 88)		REQUIRED	PROVIDED
FINISH FLOOR ELEVATION		12.0' (NAVD)	13.1' (NAVD)

(SUBJECT PROPERTY) ZONING DISTRICT: CPUD (Ord No. 2018-08)

SURROUNDING PROPERTIES:

NORTH - CPUD (15501 OLD 41 RD., PARCEL "A")	EAST - R.O.W. (OLD US 41 RD N. THEN (B) INDUSTRY)
SOUTH - PUD (STERLING OAKS, TRACT "M", VACANT COMMERCIAL)	WEST - PUD (STERLING OAKS, TRACT "P-2", PRESERVE)

PROJECT SITE DESIGN AND DEVELOPMENT STANDARDS: Per CPUD (Ord. 2018-08)

Dimensional Standards for Principal Uses in (CPUD) 15501 Old US 41: Ord. NO. 2018-08

Table 1. - Lot Design Reqs. for Principal Uses	REQUIRED	PROVIDED
MINIMUM LOT AREA (Square Feet):	10,000	33,094
MINIMUM LOT WIDTH (Linear Feet):	75	100
MINIMUM LOT DEPTH (Linear Feet):	100	500' (Avg)

Table 1. - Building Dimension Standards for Principal Uses	ALLOWED	PROVIDED
MAXIMUM BUILDING HEIGHT (Feet):	45'	24'-0"
MINIMUM DISTANCE BETWEEN BUILDINGS: (1/2 the building height, 10' for Accessory uses)	12'	20'-0"
MINIMUM FLOOR AREA OF BUILDINGS (Square Feet):	N/A	5,172
FLOOR AREA RATIO (%):	N/A	17.3%

Table 1 - Building - PUD Boundary Setbacks (External)	REQUIRED	PROVIDED
MINIMUM OLD U.S. 41:	25'	85' +
MINIMUM NORTH BOUNDARY:	25'	N/A
MINIMUM SOUTH BOUNDARY:	20'	20' +

Table 1 - Building - Setbacks (Internal)	REQUIRED	PROVIDED
MINIMUM SIDE:	10'	25'
MINIMUM REAR:	10'	N/A
MINIMUM FROM PPL EASEMENT:	20'	20'
MINIMUM FROM CANAL:	20'	80' +
MINIMUM FROM PRESERVE:	25'	N/A

NOTES:
All distances are in feet unless otherwise noted.

PROJECT TEAM

OWNER: ULTIMATE DEVELOPMENTS, LLC 7326 ACORN WAY NAPLES, FLORIDA 34119 • Pk: 239.301.4947 • Fax: 239.301.4953 • Email: craig@ultimategrp.com	PROJ. ENGINEER/AGENT: FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. KEVIN H. MCVEIGH 1600 OLD 41 ROAD N. • STE 205 NAPLES, FLORIDA 34110 • Pk: 239.301.4947 • Fax: 239.301.4953 • Email: craig@ultimategrp.com	PROJECT SURVEYOR: DANOSING & WOOD, INC. DAVE DANOSING 10961 BONITA BEACH 3RD SE BONITA SPRING, FL 34135 • Pk: 239.352.0085 • Fax: • Email: dan@danosing.com	PROJ. ENVIRONMENTALIST: PASSARELLA & ASSOCIATES, INC. BETHANY BROOKHUIS, Senior Ecologist 1820 METROPOLIS AVENUE • SUITE 200 FORT MYERS, FLORIDA 34104 • Pk: 239.274.0067 • Fax: 239.274.0069 • Email: bethany@passarella.net
PROJECT DESIGNER: FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. CRAIG S. STEPHENS 1600 OLD 41 ROAD N. • STE 205 NAPLES, FLORIDA 34110 • Pk: 239.301.4947 • Fax: 239.301.4953 • Email: craig@ultimategrp.com	PROJECT ARCHITECT: CRAIG S. STEPHENS 1600 OLD 41 ROAD N. • STE 205 NAPLES, FLORIDA 34110 • Pk: 239.301.4947 • Fax: 239.301.4953 • Email: craig@ultimategrp.com	PROJ. LANDSCAPE ARCH.: BIG CYPRESS LANDSCAPE CO., INC. STEVEN F. GELLESCHKE (F109) 5911 SEA GRASS LANE NAPLES, FL 34110 • Pk: 239.417.0048 • Fax: 239.752.1960 • Email: gwerick@bigcypress.com	CONTRACTOR: FORT CONSTR. GROUP OF NAPLES, INC. BROOKS RITCHER 1600 OLD 41 ROAD, UNIT 205 NAPLES, FL 34110 • Pk: 239.301.4947 • Fax: 239.301.4953 • Email: BrooksR@FortCGrp.com

PROJECT SCOPE OF WORK

TO CONSTRUCT A 5,568 S.F. ONE STORY MULTI USE (OFFICE, RETAIL) BUILDING WITH PARKING FACILITIES, LANDSCAPING, SITE LIGHTING, STORMWATER MANAGEMENT AND PUBLIC UTILITIES.

LEGAL DESCRIPTION: FOLIO NO. 00144960006

10 48 25 S 100FT OF S1/2 OF N1/2 OF SW1/4 OF NE1/4, LYING W OF TRAIL. 92 AC OR 1204 PG 529

VICINITY MAP



GENERAL NOTES

- EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
- VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED BARRICADING (DETAIL SHOWN) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
- GENERAL CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BEFORE THE START OF CONSTRUCTION.

4.05.00 - OFF-STREET PARKING AND LOADING

4.05.04 - Parking Space Requirements (Per Table 17)

USE / PARKING RATIO	USE (Sq. Ft.)	PARKING RATIO (1 Per %)	REQ'D.	PROVIDED
OFFICE / 1 per 300 square feet.	1,200	300	4	4
RETAIL SEVERE or STORES (not otherwise listed) and department stores / 1 per 250 square feet for indoor/outdoor retail and office areas plus 1 per 500 square feet for indoor/outdoor storage areas that have no access for the general public and partly enclosed or open air garden centers.	3,972 = Total Retail Shop or Store Area			
INDOOR/OUTDOOR RETAIL AND OFFICE AREAS / 1 per 250 sq. ft.	1,000	250	4	4
INDOOR/OUTDOOR STORAGE AREAS that have no access for the general public / 1 per 500 sq. ft.	2,972	500	6	6
TOTAL BUILDING AREA / PARKING REQUIRED-PROVIDED: [A/C Gross Leasable Area Inside Exterior Walls / Outdoor Seating Area]	5,172	/	14	14

4.05.06 - Loading Space Requirements

1. Each retail store, warehouse, wholesale establishment, industrial activity, terminal, market, restaurant, funeral home, laundry, dry cleaning establishment, or similar use which has an aggregate floor area of:

Square Feet (as per the uses listed in # 1. above)	TOTAL USE S.F.	SPACES REQ'D.	PROVIDED
5,000 but not over 10,000	5,172	1	1
10,000 but not over 20,000		2	N/A
20,000 but not over 50,000		3	N/A

Plus one additional off-street loading space for each additional 25,000 square feet over 50,000 square feet or major fraction thereof.

4.05.07 - Handicapped Parking Requirements

Requirements: A parking lot serving any building or entrance pathway to a building shall have a number of level parking spaces, as set forth in the following table, identified by above grade signs, as being reserved for physically disabled persons.

Table 19. Required Handicapped Parking Spaces.	REQ'D. # OF RESERVED SPACES	PROVIDED
TOTAL SPACES IN LOT	1	1
Up to 25	1	1

4.05.08 - Bicycle Parking Requirements

B. Number. Provisions for the safe and secure parking of bicycles shall be furnished at a ratio of five (5%) percent of requirements for motor vehicles as set forth in sections 4.05.04, but not to exceed a maximum of fifteen (15) total bicycle parking spaces. A minimum of two (2) bicycle parking spaces shall be provided.

REQUIRED PARKING SPACES PER (4.05.04)	% BICYCLE PARKING	SPACES REQ'D.	PROVIDED
14	0.05	1	2

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	ARCHITECTURAL SUBMITTAL PACKAGE	
	SITE BOUNDARY & TOPOGRAPHICAL SURVEY	



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PROJECT NAME & ADDRESS
"Site Development Plans For"
NORBERTO COMMONS
(OLD US 41 PARCEL)
15501 Old 41 Road N.
Naples, FL 34110

Project No.: C18-0008
Drawn By: C. Stephens
Checked By: K. McVeigh
Scale: 1"=30'
Sheet Name: COVER / SITE DATA SHEET

Project No.: C18-0008
Drawn By: C. Stephens
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Scale: 1"=30'
Sheet Name: COVER / SITE DATA SHEET

No.	Date	By	Date
1	03/20/24	C. Stephens	03/20/24
2			
3			
4			
5			

Scale: 1"=30'
Sheet Name: COVER / SITE DATA SHEET



15501 OLD 41 ROAD | SITE WATER MANAGEMENT PLAN

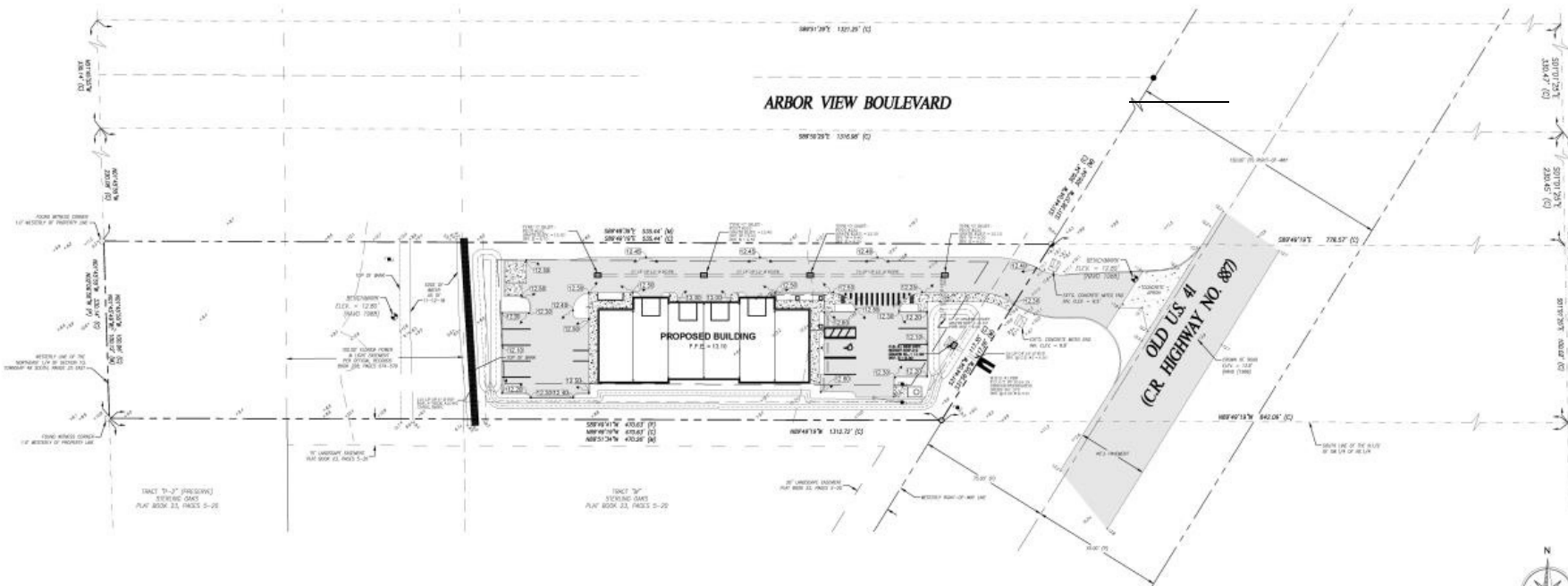
CLICK HERE FOR LINK TO GOOGLE MAPS:
<https://goo.gl/maps/UWLTgQj81eerz5778>

GENERAL DRAINAGE NOTES:

1. THE LENGTH OF ALL STORM DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
2. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE ANY EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
4. DURING CONSTRUCTION, ALL INLET OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 340N, OR APPROVED EQUAL) TO PREVENT DEBRIS FROM FALLING INTO THE INLET.
5. THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NEEDED.
6. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
7. PROPOSED GRADES IN OPEN SPACE AREAS ARE TOP OF SOD.
8. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONES 'X' BASED ON FLOOD INSURANCE RATE COMMUNITY PANEL 120710866F, AUGUST 28, 2008.
9. THERE ARE NO KNOWN IMPACTS TO SURFACE GROUND WATER RESULTING FROM THE PROJECT.

WATER MANAGEMENT DESIGN CALCULATIONS

NEW GRADE ELEVATIONS	
EXISTING GRADE ELEVATIONS SHOWN ON BOUNDARY SURVEY PROVIDED	
LAND USE CHART	
TOTAL SITE AREA =	29,906 S.F. = .69 ACRES = (100%)
TOTAL BUILDING AREA =	5,568 S.F. = .13 ACRES = (18.6%)
TOTAL PAVEMENT AREA =	7,586 S.F. = .17 ACRES = (25.4%)
TOTAL IMPERVIOUS AREA =	12,600 S.F. = .29 ACRES = (42.1%)
DETENTION AREA =	4,152 S.F. = .10 ACRES = (13.9%)
ELEVATION DATA	
FINISHED FLOOR =	13.17' NAVD
CONTROL ELEVATION =	9.00' NAVD
10 YR / 24 HR =	10.45' NAVD
25 YR / 72HR =	10.89' NAVD
100 YR / 72 HR ZERO DISCHARGE =	11.92' NAVD
WATER QUALITY DESIGN	
1) CALCULATION FOR 1" OF DRY PRETREATMENT	= 2,482 CUBIC FEET
(1' / 12" X 29,906 S.F.)	
2) CALCULATION FOR 2.5 X PERCENT OF IMPERVIOUS	
% OF IMPERVIOUS IS 12,600 (Impervious Area) / 29,906 = 5.568 (Total Site - Bldg) = 51.77%	
2.5 x 0.25 x 29,906 S.F. (Total Site Impacted by Const.) x (1/12)	= 3,240 CUBIC FEET
3) BECAUSE A DRY DETENTION IS BEING USED, A 25% REDUCTION IS ALLOWED	
3,240 C.F. X 75%	= 2,430 CUBIC FEET
THE REQUIRED DETENTION IS 2,430 C.F. X 150%	= 3,645 CUBIC FEET
AMOUNT OF REQUIRED DETENTION	= 3,645 CUBIC FEET
AMOUNT OF PROVIDED DETENTION	= 3,686 CUBIC FEET
GENERAL WATER MANAGEMENT NOTES:	
ALL CONSTRUCTION METHODS AND MATERIALS MUST COMPLY WITH THE COLLIER COUNTY LAND DEVELOPMENT CODE.	
DIRECT ALL RUN OFF TOWARDS DRY RETENTION AREAS.	
NOTE: THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL WATER MANAGEMENT AREAS.	



SITE WATER MANAGEMENT PLAN

SEAL

KATHY M. MOYCHER
 L.C.E. Reg.
 No. 5248
 STATE OF
 FLORIDA
 PROFESSIONAL
 ENGINEER

**FORT CONSTRUCTION GROUP
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Project Name & Address

Site Development Plans For
NORBERTO COMMONS
 (OLD US 41 PARCEL)
 15501 Old 41 Road N.
 Naples, FL 34110

Drawn by:	C. Stephens	Project No.:	C-18-0005	Check by:	K. Moycher
Date:	07/20/20	Date:	07/20/20	Date:	08/10/20
Scale:	AS SHOWN	Date:	08/10/20	Date:	08/10/20
Scale:	AS SHOWN	Date:	08/10/20	Date:	08/10/20

Sheet Name:
**SITE WATER
 MANAGEMENT PLAN**

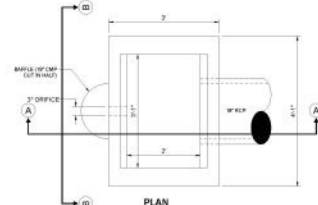
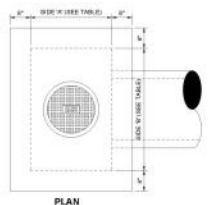
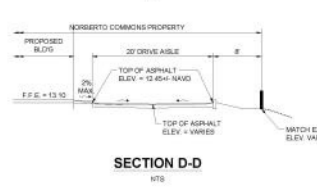
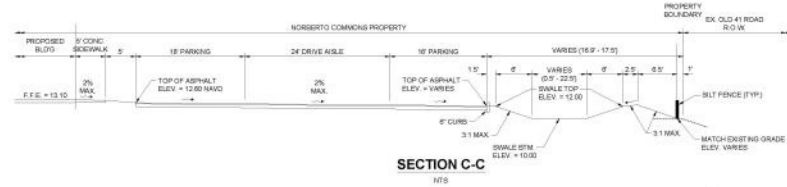
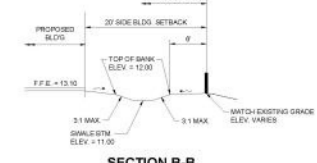
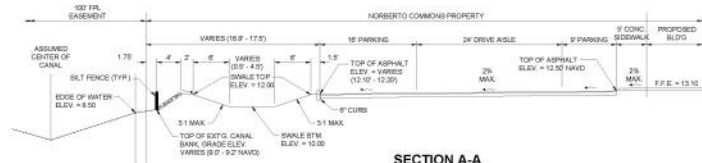
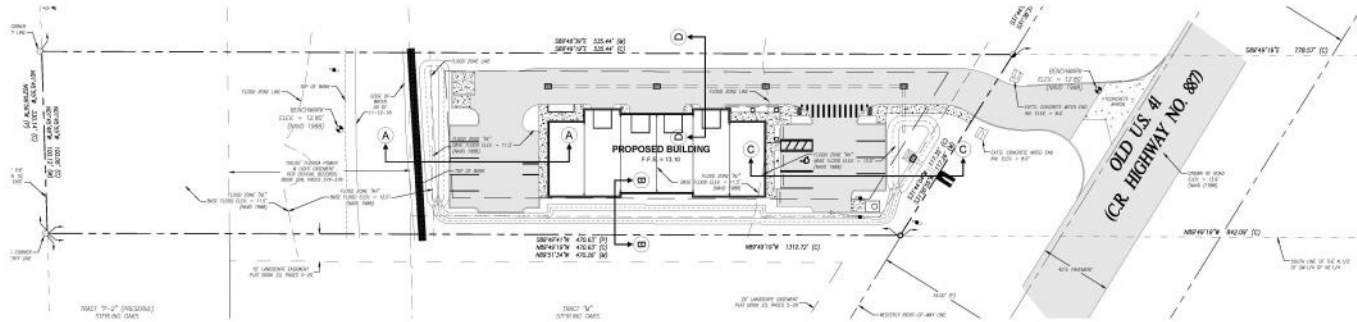
SHEET

SDP-2.0

6 of 17



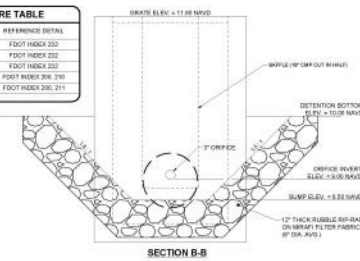
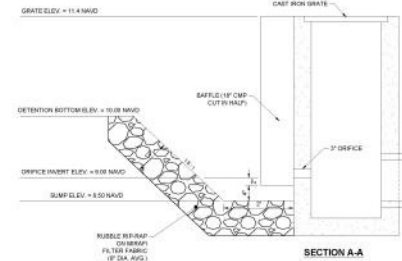
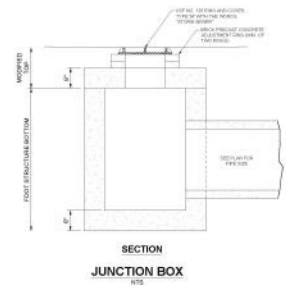
15501 OLD 41 ROAD | PROPOSED BUILDING PLAN



RECOMMENDED PIPE SIZES FOR STRUCTURES			
DRAINAGE STRUCTURE	SIDE 'P' RECOMMENDED MAX. PIPE SIZE (INTERIOR WALL WIDTH)	SIDE 'R' RECOMMENDED MAX. PIPE SIZE (INTERIOR WALL WIDTH)	REMARKS
TYPE 'C' INLET	18" (2'-0")	24" (2'-0")	
TYPE 'D' INLET	24" (2'-0")	36" (3'-0")	
TYPE 'E' INLET	24" (2'-0")	36" (3'-0")	
TYPE 'F' INLET (2.5:1 GRATED)	24" (2'-0")	36" (3'-0")	
TYPE 'G' INLET (4 GRATED)	24" (2'-0")	36" (3'-0")	
TYPE 'H' BOTTOM RECTANGULAR	36" (3'-0")	36" (3'-0")	
TYPE 'I' BOTTOM (RECTANGULAR)	36" (3'-0")	36" (3'-0")	
TYPE 'J' BOTTOM (RECTANGULAR)	36" (3'-0")	36" (3'-0")	

- STRUCTURE DESIGN INFORMATION:**
- STRUCTURAL DESIGN AND REINFORCING SHALL CONFORM TO FOOT DESIGN STANDARDS.
 - ALL CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.

DRAINAGE STRUCTURE TABLE	
DRAINAGE STRUCTURE	REFERENCE DETAIL
TYPE 'C' INLET	FOOT INDEX 232
TYPE 'D' INLET	FOOT INDEX 232
TYPE 'E' INLET	FOOT INDEX 232
TYPE 'G' AND 'H' INLET	FOOT INDEX 232
TYPE 'I' AND 'J' INLET	FOOT INDEX 230, 211



CONTROL STRUCTURE #CS-1
MODIFIED TYPE 'C' INLET - FOOT INDEX 232
NTS

H. MOYNER
REGISTERED PROFESSIONAL ENGINEER
No. 54508
FLORIDA
Professional Seal

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Project Name & Address
Site Development Plans For
NORBERTO COMMONS
(OLD US 41 PARCEL)
15501 OLD 41 ROAD N.
Naples, FL 34110

Project No.	C-18-0005	Date	Revision	By	Date	Description

Scale: N.T.S.
Sheet Name: WATER MANAGEMENT SECTIONS & DETAILS

SHEET
SDP-2.1
10/17



15501 OLD 41 ROAD | PROPOSED USES

- 1 . Accounting
2. Adjustment and collection services
3. Advertising agencies
4. Animal specialty services, except veterinary (excluding outside kenneling).
5. Apparel and accessory stores with 5,000 square feet or less of gross floor area in the principal structure
6. Architectural services
7. Auditing
8. Auto and home supply stores with 5,000 square feet or less of gross floor area in the principal structure [No onsite mechanics or performance of auto services]
9. Banks, credit unions and trusts
10. Barber shops
- 11 . Beauty shops (except for beauty schools)
12. Bookkeeping services
13. Business associations
14. Business consulting services
15. Business credit institutions
16. Business services — miscellaneous (except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories telephone, drive-away automobile, exhibits- building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, texture designers, textile folding, tobacco sheeting, window trimming, and yacht brokers)
17. Catalog and Mail Order Houses limited to 7,500 square feet and limited to Parcel B (no on- site sales)
18. Civic, social and fraternal associations
19. Commercial art and graphic design
20. Commercial photography
- 21 . Computer and computer software stores with 5,000 square feet or less of gross floor area in the principal structure
22. Computer programming, data processing and other services
23. Credit reporting services
24. Direct mail advertising services
25. Drug stores
26. Eating places with 6, 000 square feet or less in gross floor area in the principal

15501 OLD 41 ROAD | PROPOSED USES

structure. All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to locational requirements of section LDC 5. 05. 01. Subject to Condition 4. A. AND B.

27. Engineering services
28. Essential services, subject to LDC section 2. 01. 03.
29. Federal and federally-sponsored credit agencies
30. Food stores with 5,000 square feet or less of gross floor area in the principal structure
31. Funeral services (except crematories)
32. Garment pressing, and agents for laundries and drycleaners
33. General merchandise stores with 5,000 square feet or less of gross floor area in the principal structure.
34. Glass stores with 5,000 square feet or less of gross floor area in the principal structure
35. Group care facilities (except for homeless shelters); care units, except for homeless shelters; nursing homes; assisted living facilities pursuant to F. S. § 429 and ch. 58A- 5 F. A. C.; and continuing care retirement communities pursuant to F. S. § 651 ; all subject to LDC section 5. 05.04.
36. Hardware stores with 1,800 square feet or less of gross floor area in the principal structure
37. Health services, offices and clinics excluding outpatient rehab
38. Home furniture and furnishings stores with 5,000 square feet or less of gross floor area in the principal structure
39. Home health care services
40. Household appliance stores with 5,000 square feet or less of gross floor area in the principal structure
41. Insurance carriers, agents and brokers
42. Labor unions
43. Landscape architects, consulting and planning
44. Laundries and dry cleaning, coin operated - self-service
45. Legal services
46. Libraries
47. Loan brokers
48. Management services
49. Membership organizations, miscellaneous
50. Mortgage bankers and loan correspondents
- 51 . Museums and art galleries
52. Musical instrument stores with 5,000 square feet or less of gross floor area in the principal structure
53. Paint stores with 5,000 square feet or less of gross floor area in the principal structure
54. Personal credit institutions
55. Personal services, miscellaneous (babysitting bureaus, clothing rental, costume rental, dating service, debt counseling, depilatory salons, diet



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workshops, dress suit rental, electrolysis, genealogical investigation service, and hair removal only) with 5,000 square feet or less of gross floor area in the principal structure

56. Personnel supply services except for labor pools and employee leasing
57. Photocopying and duplicating services
58. Photofinishing laboratories
59. Photographic studios, portrait
60. Physical fitness facilities (except discotheques)
61. Political organizations
62. Professional membership organizations
63. Public administration
64. Public relations services
65. Radio, television and consumer electronics stores with 5,000 square feet or less of gross floor area in the principal structure.
66. Radio, television and publishers advertising representatives
67. Real Estate
68. Repair services - miscellaneous (bicycle repair, binocular repair, camera repair, key duplicating, lawnmower repair, leather goods repair, locksmith shop, picture framing, and pocketbook repair only)
69. Retail nurseries, lawn and garden supply stores with 5,000 square feet or less of gross floor area in the principal structure.
70. Retail services - miscellaneous (except pawnshops and building materials, 5992-5999 except auction rooms, awning shops, gravestones, hot tubs, monuments, swimming pools, tombstones and whirlpool baths) with 5,000 square feet or less of gross floor area in the principal structure
71. Secretarial and court reporting services
72. Security and commodity brokers, dealer, exchanges and services
73. Shoe repair shops and shoeshine parlors
74. Social services, individual and family (activity centers, elderly or handicapped only; day care centers, adult and handicapped only)
75. Surveying services
76. Tax return preparation services
77. Travel agencies (no other transportation services)
78. United State Postal Service (except major distribution center)
79. Veterinary services (excluding outdoor kenneling)
80. Videotape rental with 5,000 square feet or less of gross floor area in the principal structure
81. Wallpaper stores with 5, 000 square feet or less of gross floor area in the principal structure



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B. Accessory Uses:

Accessory uses customarily associated with Permitted Principal Uses including but not limited to:

1. Customary accessory uses and structures
2. Caretaker' s residence, subject to LDC Section 5. 03.05, limited to one (1) dwelling unit
3. Essential services, including interim and permanent utility and maintenance facilities
4. Water management facilities

C. Prohibited Uses

The following uses are prohibited within the CPUD:

1. Tattoo/ piercing parlors
2. Sexually oriented businesses as defined in Ordinance No. 91- 83, as it may be amended from time to time.
3. Pawn shops
4. Automobile Parking, automobile parking garages and parking structures
5. Automotive services
6. Child day care services
7. Churches
8. Dry cleaning plants
9. Educational plants and public schools subject to LDC section 5. 05. 14
10. Gasoline service stations
11. Laundries, family and commercial
12. Marinas
13. Record and prerecorded tape stores
14. Religious organizations

PRESERVE PERMITTED USES:

No building or structure, or part thereof, shall be erected, altered or uses, or land used, in whole or in part, for other than the following:

A. Principal Use:

1. Preserve

B. Accessory Uses:

1. Uses subject to LDC section Allowable Uses within County required preserves

