

# BAYSHORE LAND ASSEMBLAGE



8340-8600 BAYSHORE RD | NORTH FORT MYERS, FL 33917

## ZONING TIMELINE

Item	Timing
DATE CIVIL ENGINEER WAS ENGAGED	November 2023
DATE OF PRELIMINARY APPLICATION MEETING	February 2024
DATE RE-ZONING APPLICATION WAS SUBMITTED TO LEE COUNTY	May 2024
DATE ZONING COMMENTS RECEIVED	June 2024
DATE PUBLIC NOTICE WAS POSTED	October 2024 (Expected)
DATE PUBLIC HEARING WAS SCHEDULED	November 2024 (Expected)
ESTIMATED TIME OF COMPLETION/FINAL ZONING APPROVAL	1 <sup>st</sup> Quarter 2025

## ZONING SUMMARY

### TRACT 1:

Primarily commercial and service-oriented uses with some food and beverage services. Limited accessory and infrastructure uses.

### TRACT 2:

A mix of commercial, service, food and beverage, limited residential (multi-family), and office uses. Includes additional community service elements such as medical offices and day care, plus accessory parking and signage.

### TRACT 3:

Similar to Tract 2, but with more flexibility for residential (multi-family, assisted living, hotel), industrial (warehousing, storage), and cultural facilities, alongside a wide array of commercial services and public uses.

The following pages outline each tract's proposed schedule of uses per and defined by Tracts as depicted on the Master Concept Plan.

### CONTACT

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## LIST OF POTENTIAL USES

### TRACT A: COMMERCIAL/SERVICE-ORIENTED USE

The following is the proposed schedule of uses per and defined by Tracts as depicted on the Master Concept Plan.

#### **Retail/Commercial:**

Auto Parts Store

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Clothing Stores, General

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Convenience Food and Beverage Store

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Drugstore, Pharmacy

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Food and Beverage Service, Limited

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#### **Services:**

Administrative Offices

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ATM

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Automobile Repair and Service

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Banks and Financial: Group I

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Business Services: All Groups

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Day Care Center (Child, Adult)

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Car Wash

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Personal Services

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#### **Food/Beverage:**

Bar or Cocktail Lounge: SE Required

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Consumption on Premises: SE Required

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#### **Public/Community:**

EMS, Fire, Sheriff's Station

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Essential Services

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#### **Infrastructure/Accessory:**

Drive-Through Facilities for any permitted use

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Excavation: Water Retention

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Fences, Walls

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## LIST OF POTENTIAL USES

### TRACT C: COMMERCIAL, MIXED-USE, AND LIMITED RESIDENTIAL

The following is the proposed schedule of uses per and defined by Tracts as depicted on the Master Concept Plan.

#### Retail/Commercial:

- Auto Parts Store
- Clothing Stores, General
- Convenience Food and Beverage Store
- Drugstore, Pharmacy
- Food Stores: All Groups
- Gift and Souvenir Shop
- Hardware Store
- Specialty Retail Shops: All Groups
- Variety Store

#### Services:

- Administrative Offices
- ATM
- Automobile Repair and Service
- Banks and Financial: Group I
- Business Services: All Groups
- Day Care Center (Child, Adult)
- Medical Office
- Laundromat
- Real Estate Office
- Insurance Companies
- Personal Services
- Pet Shop

#### Food/Beverage:

- Bar or Cocktail Lounge: SE Required
- Consumption on Premises: SE Required
- Restaurant: Fast Food
- Restaurant: Group I, II, and III

#### Public/Community:

- EMS, Fire, Sheriff's Station
- Essential Services
- Post Office

#### Infrastructure/Accessory:

- Drive-Through Facilities for any permitted use
- Excavation: Water Retention
- Fences, Walls
- Parking: Accessory
- Signs in Compliance with Chapter 30
- Entrance Gates and Gate House

#### Residential:

- Dwelling Unit: Multi-family

#### Temporary/Accessory:

- Temporary Uses
- Models (Sales Center)

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## LIST OF POTENTIAL USES

### TRACT D: MIXED-USE WITH RESIDENTIAL, WAREHOUSING, AND CULTURAL FACILITIES

The following is the proposed schedule of uses per and defined by Tracts as depicted on the Master Concept Plan.

#### Retail/Commercial:

- Auto Parts Store
- Clothing Stores, General
- Convenience Food and Beverage Store
- Drugstore, Pharmacy
- Food Stores: All Groups
- Gift and Souvenir Shop
- Hardware Store
- Specialty Retail Shops: All Groups
- Variety Store
- Vehicle Dealers: Group V – Large Truck Sales

#### Services:

- Administrative Offices
- ATM
- Automobile Repair and Service
- Banks and Financial: Group I
- Business Services: All Groups
- Day Care Center (Child, Adult)
- Medical Office
- Laundromat
- Real Estate Office
- Insurance Companies
- Personal Services
- Pet Shop

#### Food/Beverage:

- Bar or Cocktail Lounge: SE Required
- Consumption on Premises: SE Required
- Restaurant: Fast Food
- Restaurant: Group I, II, and III
- Food and Beverage Service, Limited
- Public/Community:**
- EMS, Fire, Sheriff's Station
- Essential Services
- Cultural Facilities
- Place of Worship
- Post Office

#### Residential:

- Dwelling Unit: Multi-family
- Assisted Living Facility
- Hotel/Motel

#### Industrial/Storage:

- Warehouse: All Groups
- Storage: Indoor and Outdoor

#### Infrastructure/Accessory:

- Drive-Through Facilities for any permitted use
- Excavation: Water Retention
- Fences, Walls
- Parking: All Groups
- Signs in Compliance with Chapter 30
- Entrance Gates and Gate House

#### Temporary/Accessory:

- Temporary Uses
- Models (Sales Center)

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