



17651 SAN CARLOS BLVD | FORT MYERS BEACH, FL 33931

13,250 SF BUILDING ON 2.23± ACRES

FOR SALE

CONTACT

Chris Ferritto
239-310-6257
chris@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM
239-278-4945
chase@mayhughcommercial.com



MAYHUGH
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410
Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM

Prime Commercial Property with Frontage on San Carlos Blvd

Located on San Carlos Blvd, this property offers a rare combination of versatility and convenience. The spanning 2.23± acres with a 13,250 sq. ft. building footprint, it provides ample space for a wide range of potential uses. Ideal for multi-family redevelopment, restaurants, churches, event centers, or big box retail, the flexibility of this parcel allows for additional parking or future expansions. *Notably, this property is eligible under the Live Local Act, allowing for up to 28-story multifamily redevelopment, making it a prime opportunity for developers.* Additionally, the property includes Gulf access with two dock slips and the option to add two more. This unique property provides unparalleled opportunity and adaptability to meet your business or development needs.

PROPERTY DETAILS

PRICE	\$4,250,000
YEAR BUILT	1962
BUILDING SF	13,250
PARCEL SIZE	2.23 Acres
ZONING	C-2 (LCO)
PARCEL NUMBER	07-46-24-01-00007.001A

PROPERTY HIGHLIGHTS

2.23± acres with a 13,250 sq. ft. building footprint

Eligible for the Live Local Act, allowing for multifamily redevelopment (density allows 44 units)

Versatile uses and flexible space for additional parking or future building expansions

Water access with dock slips

Prime location with San Carlos Blvd frontage, offering high visibility and convenience

LIVE LOCAL ACT OVERVIEW

The Live Local Act was established by Senate Bill 102, effective July 1, 2023, to promote affordable housing in Florida. Here's a breakdown of the key components:

Key Features:

- **Affordable Housing Focus:** Allows for administrative approval of affordable multi-family rental housing in commercial, industrial, and mixed-use districts.
- **Density and Height Flexibility:** Projects can be built at the highest allowed density and height within the jurisdiction.
- **Affordability Requirements:** At least 40% of residential units must be affordable for at least 30 years, as defined by Florida Statutes.

Zoning Eligibility:

- **Qualified Zoning Districts:** Includes commercial, industrial, and mixed-use districts, and portions of Planned Developments (PDs) that allow these uses.
- **Ineligible Areas:** Excludes working waterfronts and certain airport zones.

Density Regulations in Lee County:

- **Maximum Density:**
 - Urban Areas: Up to 22 units per acre.
 - Suburban/Non-Urban Areas: Maximum of 14 units per acre.
 - Bonus Density: Projects can qualify for bonus density if certain conditions are met, subject to administrative approval.

Development Regulations:

- **Setbacks & Zoning:** Must follow RM-2 zoning district standards or Mixed-Use Overlay (MUO) standards.
- **Mixed-Use Projects:** At least 65% of total square footage must be residential.
- **Parking:** Requirements follow the Land Development Code (LDC), with potential reductions based on location.
- **Zoning Actions:** Must adhere to all applicable laws, including bonus density and height, which are administratively approved if compliant.

Planned Development (PD) Use:

- Non-residential and mixed-use PD zoning can be used for Live Local projects, but conditions and development standards for PDs apply.

Development Process:

- **Pre-application Meeting:** Applicants must meet with Lee County staff to discuss project alignment with the Live Local Act, affordability requirements, and other site-specific regulations.
- **Project Documentation:** A written narrative of consistency with state statutes and a Land Use Restrictions Agreement (LURA) are required for approval.

For more information, visit the Lee County website.

[CLICK HERE](#)

NORTHEAST



WEST





San Carlos Bay

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