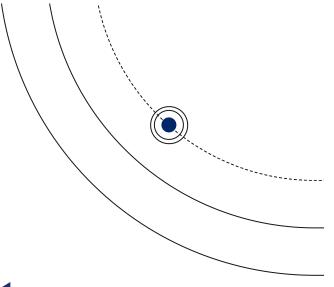


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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

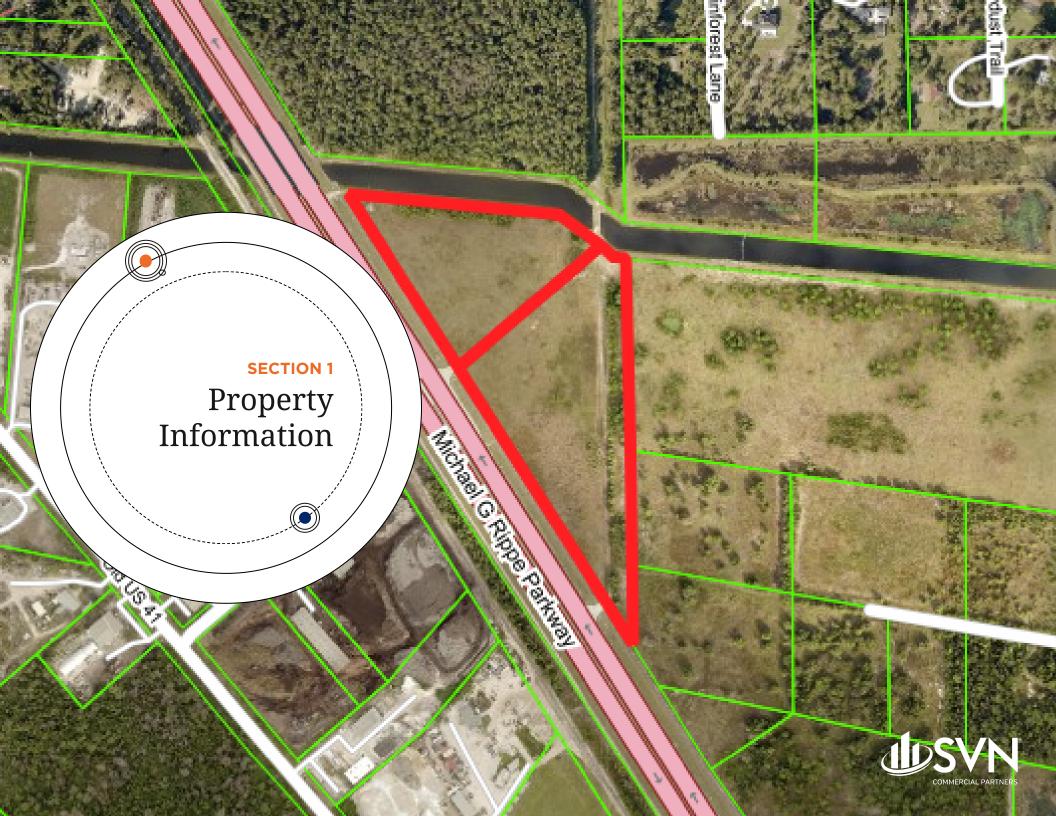
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



PROPERTY SUMMARY





OFFERING SUMMARY

SALE PRICE:	\$6,590,000
LOT SIZE:	16.39 Acres
PRICE / ACRE:	\$402,074
ZONING:	Light Industrial - IL
MARKET:	Fort Myers
APN:	06462500000030080 and 06462500000030050

PROPERTY OVERVIEW

The Subject Property offers an exceptional opportunity to own a prime piece of commercial real estate in South Fort Myers, Florida. Located at 16501 Michael G Rippe Parkway, these two parcels totaling 16.39 acres are a blank canvas poised for development. Divided by entry to a master planned community and in the middle of current and future residential, commercial and industrial development the Subject Property is currently being utilized as pasture for cattle grazing. With nearly 1,700FT of frontage on Michael G. Rippe Pkwy and 700FT of depth, these parcels are well-suited to become an industrial development under the current zoning of Light Industrial or other developments under the future land use of Urban Community.

PROPERTY HIGHLIGHTS

- Address: 16501 MICHAEL G RIPPE PKWY, Fort Myers, FL 33912
- Parcel ID: 06462500000030050 and 06462500000030080
- Acreage: 16.39
- Zoning: Light Industrial
- Future Land Use: Urban Community

PROPERTY DESCRIPTION



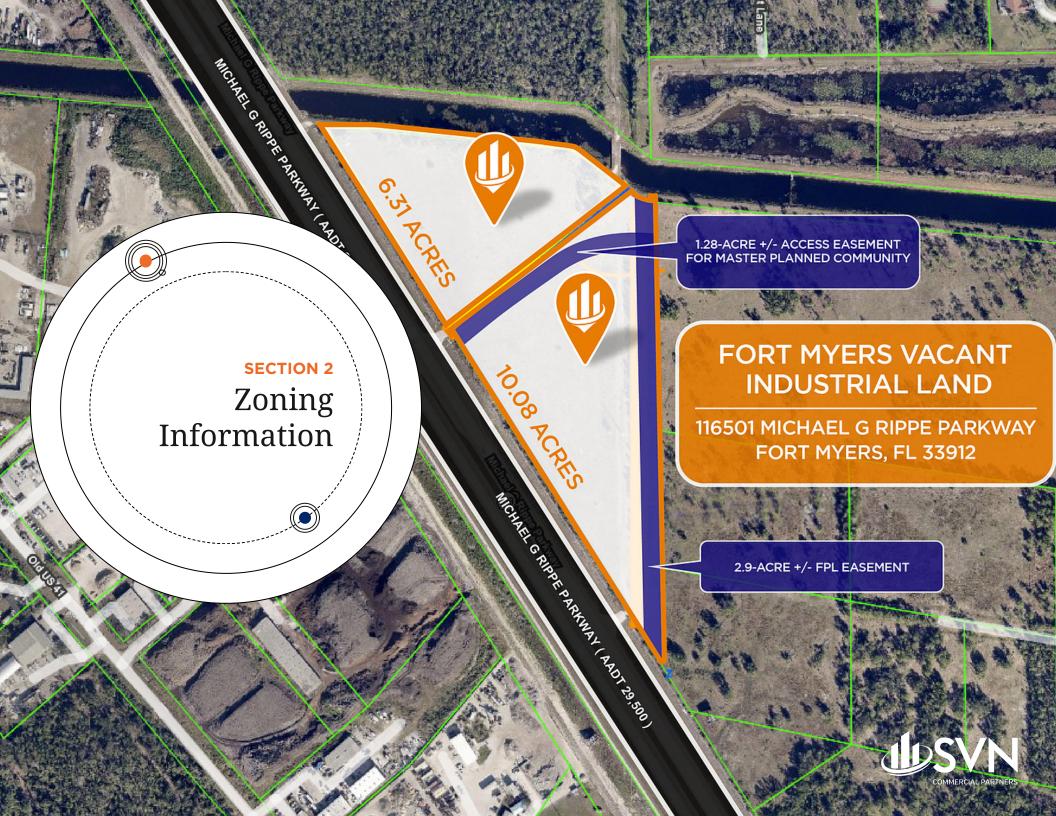


LOCATION DESCRIPTION

Located off Michael G. Rippe Parkway in Fort Myers, Florida, the Subject Property offers two, vacant industrial parcels with significant upside development potential. Convenient access to US-41 and Alico Road makes for easy access to I-75 and travel throughout Southwest Florida.

The location on Michael G Rippe Parkway puts the new owner in close proximity to a variety of local amenities and attractions. The Fort Myers area is known for its welcoming business environment and quality of life for residents, making it an attractive place to live and work.

Fort Myers has experienced explosive growth since the year 2000. The population has increased nearly 81% since the year 2000 and is expected to experience even further growth with current trends showing over 1,000 people moving to Florida every day. Median household incomes are up over 86% while property values have increased nearly 120% since 2000. Fort Myers is primed to see continued growth in all areas of the local economy which will certainly benefit the Subject Property.



Sec. 34-901. - Purpose and intent.

(a) Generally.

- (1) The purpose and intent of the industrial 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.
- (2) It is also the purpose and intent of the industrial districts to encourage industrial growth in accordance with the goals, objectives and policies set forth in the Lee Plan, and to guide most industrial growth into the future urban areas where required infrastructure exists or can be feasibly extended. However, some rural-oriented industrial activities will also be permitted in the nonurban areas.
- (3) In the industrial development land use category, offices and office complexes are only permitted when specifically related to adjoining industrial use(s). Prior to issuance of any local development order, the developer must record covenants and restrictions for the property that limit any office uses to those which are specifically related to adjoining industrial uses as provided in Policy 1.1.7 of the Lee County Comprehensive Plan.
- (b) *IL light industrial district*. The purpose and intent of the IL district is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various light industrial and quasi-industrial commercial uses. While it is presumed that most industrial processes will take place within enclosed buildings, any activity not taking place within a building shall take place within a yard enclosed by an opaque wall or fence.
- (c) *IG general industrial district*. The purpose and intent of the IG district is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various heavy industrial uses which have the potential of producing extensive adverse impacts on surrounding land uses or resources. Such uses include those which produce noise, odors or increased hazards of fire, or are generally incompatible with lower-intensity land uses.
- (d) *IR rural industrial district.* The purpose and intent of the IR district is to designate and to facilitate the proper development and use of land of suitable character for limited industrial purposes in the nonurban area of the County. In the IR district, the uses of land are limited to industrial uses having a close or organic relation to the production of agricultural commodities and products, or which produce goods or provide services essential to agricultural activities.

(Ord. No. 93-24, § 7(470.01), 9-15-93; Ord. No. 94-24, § 24, 8-31-94; Ord. No. 01-18, § 5, 11-13-01; Ord. No. 04-05, § 1, 4-27-04; Ord. No. <u>13-10</u>, § 10, 5-28-13)

Sec. 34-902. - Applicability of use and property development regulations.

No land, body of water or structure may be used or permitted to be used and no structure may hereafter be erected, constructed, moved, altered or maintained in the industrial districts for any purpose other than as provided in <u>section 34-903</u>, pertaining to use regulations for industrial districts, and <u>section 34-904</u>, pertaining to property development regulations for industrial districts, except as may be specifically provided for in article VIII (nonconformities) of this chapter, or in <u>section 34-620</u>.

(Ord. No. 93-24, § 7(470.02), 9-15-93; Ord. No. 98-11, § 5, 6-23-98)

Sec. 34-903. - Use regulations table.

Use regulations for industrial districts are as follows:

TABLE 34-903. USE REGULATIONS FOR INDUSTRIAL DISTRICTS

			Special Notes or Regulations	IL Note (14)	IG Note (14)	IR Note (14)
Ad	lminist	trative offices		Р	Р	Р
	ricultu eratio	ural services: office/base ns	Note (9)	_	_	Р
Air	rcraft l	anding facility, private:				
	Lawf	ully existing:				
	S	xpansion of aircraft landing trip or helistop or heliport anding pad	<u>34-1231</u> et seq.	SE	SE	SE
	N	lew accessory buildings	<u>34-1231</u> et seq.	Р	Р	Р
	New:	•				

	Aircraft landing strip or heliport, ancillary hangers, sheds and equipment	<u>34-1231</u> et seq.	SE	SE	SE
	Helistop	<u>34-1231</u> et seq.	SE	SE	SE
Amateur radio antennas and satellite earth stations when accessory to an existing principal use		<u>34-1175</u>	Refer to <u>34-1175</u> for regulations.		
An	imals:				
	Animal clinic	<u>34-1321</u> et seq.	Р	Р	Р
	Animal kennel, when completely enclosed within a building	<u>34-1321</u> et seq.	Р	Р	Р
	Control center (including Humane Society)	<u>34-1321</u> et seq.	Р	Р	_
АТ	M (automatic teller machine)		Р	Р	_
Au (2)	tomobile repair and service (34-622(c)				
	Group I	<u>34-1351</u>	Р	Р	_
	Group II	<u>34-1351</u>	Р	Р	_
Bar or cocktail lounge		<u>34-1261</u> et seq.	SE	SE	_
Bla	acksmith shop	Note (9)	Р	Р	Р
Во	at ramps		EO/SE	EO/SE	_

	I	T		
Broadcast studio, commercial radio and television	<u>34-1441</u> et seq.	P	P	_
Building materials sales (34-622(c)(4))	<u>34-3001</u> et seq.	Р	Р	_
Business services (34-622(c)(5))				
Group I		Р	_	_
Group II		Р	Р	_
Bus station/depot	<u>34-1381</u> et seq.	Р	Р	_
Caretaker's residence	Note (17)	AA	AA	_
Caterers		Р	Р	_
Cleaning and maintenance services (34-622(c)(7))		Р	Р	_
Cold storage warehouse and processing plant (including pre-cooling)		Р	Р	Р
Communication facility, wireless	<u>34-1441</u> et seq.	Refer to 34-1441 et seq. for regulations.		
Computer and data processing services		Р	Р	_
Consumption on premises	34-1261 et seq., 34-3152	AA/SE	AA/SE	_
Contractors and builders (34-622(c)(9)):				
Group I		P (1)	Р	_
Group II		P (1)	Р	

	Group III	34-1352, 34-2443, 34-3001 et seq.	P (1)	P(12)	_
Dá	ay care center, child	Notes (10), (13) & (16)	Р	_	_
Dá	ay care center, adult	Notes (10), (13) & (16)	Р	_	_
En	nergency operations center		Р	Р	_
EN	/IS, fire or sheriff's station		Р	Р	Р
En	trance gates and gatehouses	<u>34-1741</u> et seq.	Р	Р	Р
Es	sential services	<u>34-1611</u> et seq.	Р	Р	Р
Es	sential service facilities:	<u>34-622(c)(13)</u>			
	Group I	34-1611 et seq., 34-1741 et seq.	Р	Р	Р
	Group II	34-1611 et seq., 34-1741 et seq.	EO	_	_
	Group III	34-1611 et seq., CFPD, IPD or MPD only	EO	_	_
Ex	cavation:				
	Water retention	<u>34-1651</u>	Р	Р	Р
	Oil or gas		SE	SE	SE

Farm equipment, sales, storage, rental or service	34-1352, 34-3001 et seq.	_	_	Р
Farm machinery and tractor repair		_	_	Р
Flea market, open		SE	_	_
Freight and cargo handling establishments (34-622(c)(17))	34-3001 et seq., Note (9)	SE	Р	P (3)
Gasoline dispensing system, special		Р	Р	_
Hatcheries, poultry	Note (9)	_	_	Р
Health care facility, group III (34-622(c) (20))	Note (4)	SE	SE	_
Health club or spa		Р	Р	_
Heliport or helistop	<u>34-1231</u>	See aircraft landing facilities, private		
Impound yard	Note: 9	EO	EO	_
Laundry or dry cleaning (34-622(c)(24)), group II		P	Р	_
Machine shop		Р	Р	_
Maintenance facility (government)	Note (2)	Р	Р	_
Manufacturing, repair or wholesale sales of:				
Apparel (34-622(c)(1))	Note (9)	Р	Р	_

Boats		Note (9)	SE	Р	_
Chemicals and allied products (34-622(c)(6)):					
G	roup l	IPD only, Note (9)	EO	EO	_
G	roup II:				
	Cosmetics, perfumes, etc.	Note (9)	P (5)	P (5)	_
	All other chemicals	IPD only, Note (9)	_	EO	_
Electrical machinery and equipment (34-622(c)(11))		Note (9)	P	P	_
Fabrio (14)):	cated metal products (34-622(c)				
G	roup II	Note (9)	SE	Р	_
G	roup III	Note (9)	_	Р	_
Food and kindred products (34-622(c)(15)):					
G	roup l	Note (9)	_	Р	Р
G	roup II	Note (9)	Р	Р	Р
G	roup III	Note (9)	Р	Р	_
Furni	ture and fixtures (34-622(c)(18))	Note (9)	Р	Р	_
Leath	er products (34-622(c)(25)):				

Group I	Note (9)	_	Р	Р
Group II	Note (9)	Р	Р	Р
Lumber and wood products (34- 622(c)(26)):				
Group I	IPD only, Note (9)	_	EO	EO
Groups II and IV	Note (9)	Р	Р	_
Group III	Note (9)	_	Р	_
Group V	IPD only, Note (9)	_	EO	_
Group VI	IPD only, Note (9)	_	EO	_
Machinery (34-622(c)(27)):				
Group I	Note (9)	P (6)	Р	_
Group II	Note (9)	P (6)	Р	_
Group III	Note (9)	_	Р	_
Measuring, analyzing and controlling instruments (34-622(c)(28))	Note (9)	Р	Р	_
Novelties, jewelry, toys and signs (34-622(c)(29)), groups I, II and III	Note (9)	Р	Р	_
Paper and allied products (34-622(c)				
Group II	Note (9)	Р	Р	_

	Group III	Note (9)	P (7)	Р	_
	Rubber and plastic products (34- 622(c)(44)):				
	Group I	IPD only, Note (9)	_	EO	_
	Group II	Note (9)	Р	Р	_
	Stone, clay, glass or concrete products (34-622(c)(48)):				
	Group I	Note (9)	Р	Р	_
	Group II	Note (9)	_	Р	_
	Group III	Note (9)	P (8)	Р	_
	Textile mill products (34-622(c)(50)):				
	Groups I and II	Note (9)	Р	Р	_
	Tobacco (34-622(c)(51))	Note (9)	_	Р	_
	Transportation equipment (34-622(c)				
	Group II	Note (9)	SE	Р	_
	Groups I, III and IV	Note (9)	_	Р	_
Mar	ina	<u>34-1862</u>	EO	EO	_
	ss transit depot or maintenance lity (government)		Р	Р	_

Message answering service		Р	Р	_
Mini-warehouse		Р	Р	_
Mobile home dealers	<u>34-1352</u>	Р	Р	_
Motion picture production studios	Note (9)	Р	Р	_
Nightclub	34-1201 et seq., 34-1261 et seq.	SE	SE	_
Nonstore retailers (34-622(c)(30)), all groups		Р	Р	_
Oxygen tent services		Р	Р	_
Parcel and express services		Р	Р	_
Parking lot:				
Accessory		Р	Р	Р
Commercial	Note (15)	Р	Р	Р
Garage, public		_	_	_
Park-and-ride	34-1388	Р	Р	Р
Temporary	34-2022	Р	Р	Р
Parks (34-622(c)(32)), Group I	Note (2)	Р	Р	_
Personal services (34-622(c)(33)), group		Р	Р	_
Photofinishing laboratory	Note (9)	Р	Р	_

		vorship	Note (16), <u>34-2051</u> et seq.	P	Р	Р
Рс	st offic	e	Note (2)	Р	Р	_
Pr	inting a	and publishing (34-622(c)(36))		Р	Р	_
Pr	ocessir	ng and warehousing		Р	Р	_
Re	ecreatio	n facilities				
	Comn	nercial ((34-622(c)(38))				
		Group I		_	_	P
		Group III & IV		Р	Р	_
	Perso	nal	Р	Р	Р	Р
	Privat	e—On-site	Р	Р	Р	Р
	Privat	e—Off-site	SE	SE	SE	SE
Re	ecycling	facility (df)		Р	Р	_
Re	Religious facilities		Note (2) & (16), 34-2051 et seq.	Р	Р	_
Rental or leasing establishments (34-622(c)(39)):						
	Group	o II	34-1201 et seq., 34-1352, 34-3001 et seq.	P	Р	_

	Group III	34-1352, 34-3001 et seq.	Р	Р	_
	Group IV	34-1352, 34-3001 et seq., Note (9)	Р	Р	_
Re	pair shops (34-622(c)(40))				
	Groups I, II, III and IV		Р	Р	_
	Group V	Note (9)	Р	Р	_
	search and development laboratories 4-622(c)(41)):				
	Group I	Note (9)	_	_	P
	Groups II and IV		Р	Р	_
Re	staurant (34-622(c)(43)):				
	Group I		Р	Р	Р
	Group II	<u>34-1261</u> et seq.	Р	Р	_
Re	source recovery facilities:				
	Recovery facilities to produce energy	IPD only	_	EO	_
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises			Р	Р	P
Sc	hools, commercial (34-622(c)(45))		Р	Р	_

Schools, noncommercial:					
	Lee County School District	Note (16) <u>, 34-2381</u>	Р	Р	Р
	Other	Note (16) <u>, 34-2381</u>	_	_	_
Self-service fuel pumps			_	P (11)	_
Signs in compliance with <u>chapter 30</u>			Р	Р	Р
So	cial services (34-622(c)(46)), group II	Note (9)	Р	Р	_
Sto	orage:				
	Indoor	<u>34-3001</u> et seq.	Р	Р	P (3)
	Open	34-3001 et seq., 34-1352	Р	Р	P (3)
Stı	udios (34-622(c)(49))		Р	Р	_
Te	mporary uses		TP	TP	TP
	ansportation services (34-622(c)(53)), oups II, III and IV		Р	Р	_
Tr	ucking terminal	<u>34-1352</u>	SE	Р	P (3)
	hicle and equipment dealers (34- 2(c)(55)):				
	Group III		Р	_	_
	Group IV		Р	Р	_
	Group V		Р	Р	

Warehouse:					
	Mini-warehouse		Р	Р	_
	Private		Р	Р	_
	Public		Р	Р	_
W	nolesale establishment:	34-622(c)(56)			
	Group I	34-3001 et seq., Note (9)	Р	Р	Р
	Group II	34-3001 et seq., Note (9)	_	_	Р
	Group III	<u>34-3001</u> et seq.	Р	Р	_
	Group IV	<u>34-3001</u> et seq.	Р	Р	_

Notes:

- (1) Excluding asphalt or concrete batch plants that were not lawfully existing as of February 4, 1978.
- (2) New facilities of ten or more acres or expansion of an existing facility to ten or more acres requires a special exception.
- (3) Limited to agricultural products, livestock and equipment.
- (4) Expansion of an existing facility to over 50 beds requires a special exception.
- (5) Limited to manufacturing of cosmetics, perfumes and other toilet preparations only.
- (6) Limited to assembly of the finished product from its component parts.
- (7) Limited to SIC code 265 (Paperboard Containers and Boxes) only.
- (8) Limited to small custom-designed concrete products produced in molds, such as decorative architecture or ornamental features commonly associated with residential uses.

- (9) The use is subject to the special setback regulations as set forth in <u>section 34-2443</u>, minimum required setbacks.
- (10) Family day care homes are exempt pursuant to F.S. § 125.0109.
- (11) Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
- (12) Including asphalt batch plants.
- (13) A day care center, owned by the entity with title to the place of worship, that is operated within the building housing the place of worship is not required to obtain special exception approval.
- (14) In the industrial development land use category, offices and office complexes are only permitted when specifically related to adjoining industrial use(s). Prior to issuance of any local development order, the developer must record covenants and restrictions for the property that limit any office uses to those that are specifically related to adjoining industrial uses consistent with Policy 1.1.7 of the Lee County Comprehensive Plan.
- (15) Limited to the parking of the following:
 - 1. A tractor-trailer or semi-trailer truck.
 - 2. A truck with two or more rear axles.
 - 3. A truck with a manufacturer's Gross Vehicle Weight Rating (GVWR) in excess of 12,000 pounds.
- 4. Any truck and trailer combination resulting in a combined manufacturer's Gross Vehicle Weight Rating (GVWR) in excess of 12,000 pounds.
 - 5. Any trailer used in the conduct of a commercial or industrial business.
- (16) Not permitted in Airport Noise Zone B.
- (17) Not permitted in Airport Noise Zones B unless required to support a noise compatible use and constructed in compliance with limitations for dwelling unit type set forth in section 34-1004 as applicable.

(Ord. No. 93-24, § 7(table 470.A), 9-15-93; Ord. No. 94-02, § 7, 1-19-94; Ord. No. 94-24, § 49, 8-31-94; Ord. No. 95-07, § 35, 5-17-95; Ord. No. 96-06, § 5, 3-20-96; Ord. No. 96-17, § 5, 9-18-96; Ord. No. 97-10, § 6, 6-10-97; Ord. No. 98-03, § 5, 1-13-98; Ord. No. 98-11, § 5, 6-23-98; Ord. No. 00-14, § 5, 6-27-00; Ord. No. 01-18, § 5, 11-13-01; Ord. No. 02-20, § 5, 6-25-02; Ord. No. 03-11, § 1, 4-8-03; Ord. No. 04-05, § 1, 4-27-04; Ord. No. 05-14, § 6, 8-23-05; Ord. No. 06-06, § 1, 4-11-06; Ord. No. 08-21, § 3, 9-9-08; Ord. No. 09-23, § 10, 6-23-09; Ord. No. 11-08, § 10, 8-9-11; Ord. No. 13-10, § 10, 5-28-13; Ord. No. 14-13, § 7, 6-17-14; Ord. No. 16-19, § 10, 11-15-16; Ord. No. 19-03, § 7, 4-2-19)

Sec. 34-904. - Property development regulations table.

Property development regulations for industrial districts are as follows:

TABLE <u>34-904</u>. PROPERTY DEVELOPMENT REGULATIONS FOR INDUSTRIAL DISTRICTS

			Special Notes or Regulations	IL	IG	IR
Mi	Minimum lot area and dimensions:		34-1611 et seq., 34- 2221, 34-2222			
		cated in an industrial bdivision:				
		Minimum lot size (acres unless otherwise noted)		20,000 sq. ft.	20,000 sq. ft.	2
		Lot width (feet)		100	100	200
		Lot depth (feet)		100	100	200
		eestanding, not within an dustrial subdivision:				
		Minimum lot size (acres)		2	2	2
		Lot width (feet)		200	200	200
		Lot depth (feet)		200	200	200
Mi	Minimum setbacks:		<u>34-2191</u> et seq.			

	Stı	reet (feet)	Notes (1) and (2)	Variable according to the functional classification of the street or road (see section 34-2192).			
	Sic	de yard (feet)	Note (1)	20	20	15	
	Rear yard (feet)			15	25	20	
	Residential property (feet)		34-2443	25 feet unless a greater setback is required as set forth in section 34-2443			
	W	ater body (feet):	<u>34-2191</u> et seq.				
		Gulf of Mexico		In accordance with <u>chapter 6</u> , article III, or 50 feet from mean high water, whichever is the most restrictive.			
		Other (feet)		25	25	25	
Sp	Special regulations:						
	Animals, reptiles, marine life		<u>34-1291</u> et seq.				
	Consumption on premises Docks, seawalls, etc. Essential services		<u>34-1261</u> et seq.	Refer to the sections specified for exceptions to the minimum setback requirements listed in this table.			
			<u>34-1863</u>				
			<u>34-1611</u> et seq.				

	Essential service facilities (34-622(c)(13))	<u>34-1611</u> et seq.			
	Fences, walls, gatehouses, etc.	<u>34-1741</u> et seq.	·		
	Nonroofed accessory structures	<u>34-2194(c)</u>	·		
	Railroad right-of-way	<u>34-2195</u>	·		
Maximum height (feet)		<u>34-2171</u> et seq.	35	35	35
			San Carlo Island cor Greater P within the	ita Beach, Ganservation of the Island and and and and and and and and and	district, and areas zard zone
	aximum lot coverage (percent of tal lot area)		40%	40%	40%

Notes:

- (1) Modifications to required setbacks for collector or arterial streets is permitted only by variance. Modifications for solar or wind energy purposes, are permitted only by special exception. See <u>section 34-2191</u> et seq.
- (2) Special street setback provisions apply to portions of Colonial Boulevard and Daniels Road (refer to section 34-2192(b)).

(Ord. No. 93-24, § 7(table 470.B), 9-15-93; Ord. No. 94-24, § 50, 8-31-94; Ord. No. 96-06, § 5, 3-20-96; Ord. No. 97-10, § 6, 6-10-97; Ord. No. <u>19-03</u>, § 7, 4-2-19)

Secs. 34-905—34-930. - Reserved.

II. Future Land Use Element

a. Growth Management

GOAL 1: FUTURE LAND USE MAP. To maintain and enforce a Future Land Use Map showing the proposed distribution, location, and extent of future land uses by type, density, and intensity in order to protect natural and man-made resources, provide essential services in a cost-effective manner, and discourage urban sprawl. (Ord. No. 94-30)

OBJECTIVE 1.1: FUTURE URBAN AND SUBURBAN AREAS. Designate areas with varying intensities on the Future Land Use Map (Map 1-A) that provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. (Ord. No. <u>17-13</u>)

POLICY 1.1.1: The Future Land Use Map depicts the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County through the year 2045. (Ord. No. 94-29, 98-09, 07-12, 07-13, 21-09)

POLICY 1.1.2: The <u>Intensive Development</u> future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. <u>94-30, 09-06, 10-10, 16-07, 21-09</u>)

POLICY 1.1.3: The <u>Central Urban</u> future land use category can best be characterized as the "urban core" of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 16-07, 21-09)

POLICY 1.1.4: The <u>Urban Community</u> future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities then other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6

Future Land Use II-1 November 2021

du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 10-10, 10-33, 16-07, 21-09)

POLICY 1.1.5: The <u>Suburban</u> future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed. (Ord. No. <u>94-30</u>, <u>16-07</u>, <u>17-13</u>)

POLICY 1.1.6: The <u>Outlying Suburban</u> future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed. (Ord. No. <u>91-19</u>, <u>03-20</u>, <u>03-02</u>, <u>17-13</u>)

POLICY 1.1.7: The <u>Industrial Development</u> future land use category plays an important role in strengthening the County's economic base and will become increasingly important as the County grows in size and urban complexity. To a great extent these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. The Industrial Development future land use category is reserved mainly for industrial uses and land use mixtures including industrial, manufacturing, research, recreational, and office (if specifically related to adjoining industrial uses). These uses have special locational requirements that are more stringent than those for residential areas, including: transportation needs (e.g., air, rail, highway); water, sewer, fire protection, and other public service needs; and employee needs, such as being conveniently located. Retail, recreational and service uses are allowed as follows:

- 1. Retailing and/or wholesaling of products manufactured or directly related to that manufactured on the premises; or,
- 2. Recreational, service and retail uses may not exceed 20% of the total acreage within the Industrial Development future land use categories of each Planning District.

(Ord. No. 94-30, 98-09, 99-15, 02-02, 09-06, 09-12, 10-14, 10-16, 10-20, 17-13, 21-09)

POLICY 1.1.8: The <u>Public Facilities</u> areas include the publicly owned lands within the County such as public schools, parks, airports, public transportation, and other governmental facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction. (Ord. No. <u>10-10</u>)

POLICY 1.1.9: The <u>University Community</u> future land use category provides for Florida Gulf Coast University (FGCU) and associated support development. The location and timing of development within this category must be coordinated with the development of FGCU and the provision of necessary infrastructure. In addition to all other applicable regulations, development within the University Community future land use category must be designed to enhance and support FGCU and will be subject to cooperative master planning with, and approval by, the FGCU

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President or their designee. Overall residential development within the University Village future land use category will not exceed 6,510 dwelling units. None of the 6,510 dwelling units may be used on or transferred to lands located outside of the University Community future land use category boundaries as they exist on October 20, 2010. Specific policies related to the University Community future land use category are provided in Goal 15. (Ord. No. 92-47, 94-30, 98-09,00-22, 10-40, 17-10, 18-18, 21-09)

POLICY 1.1.10: The Commercial future land use category is located in close proximity to existing commercial areas or corridors accommodating employment centers, tourist oriented areas, and where commercial services are necessary to meet the projected needs of the residential areas of the County. These areas are specifically designated for commercial uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category. The Commercial future land use category is in areas where residential uses are not expected or compatible due to the nature of the surrounding land uses and their location along major travel corridors. The Commercial category is intended for use where residential development would increase densities in areas such as the Coastal High Hazard Areas of the County or areas such as Lehigh Acres where residential uses are abundant and existing commercial areas serving the residential needs are extremely limited. The requisite infrastructure needed for commercial development is generally planned or in place. New developments in this category must connect to a potable water and sanitary sewer system. Commercial retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will be predominant in the Commercial future land use category. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Any redesignation of land to the Commercial future land use category should occur along major travel corridors and at road intersections. The planned development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site. (Ord. No.03-02, 10-34, 17-13, 18-05)

POLICY 1.1.11: The <u>Sub-Outlying Suburban</u> future land use category is characterized by low density residential areas. Generally the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed. (Ord. No. 03-20, 03-02, 17-13, 21-09)

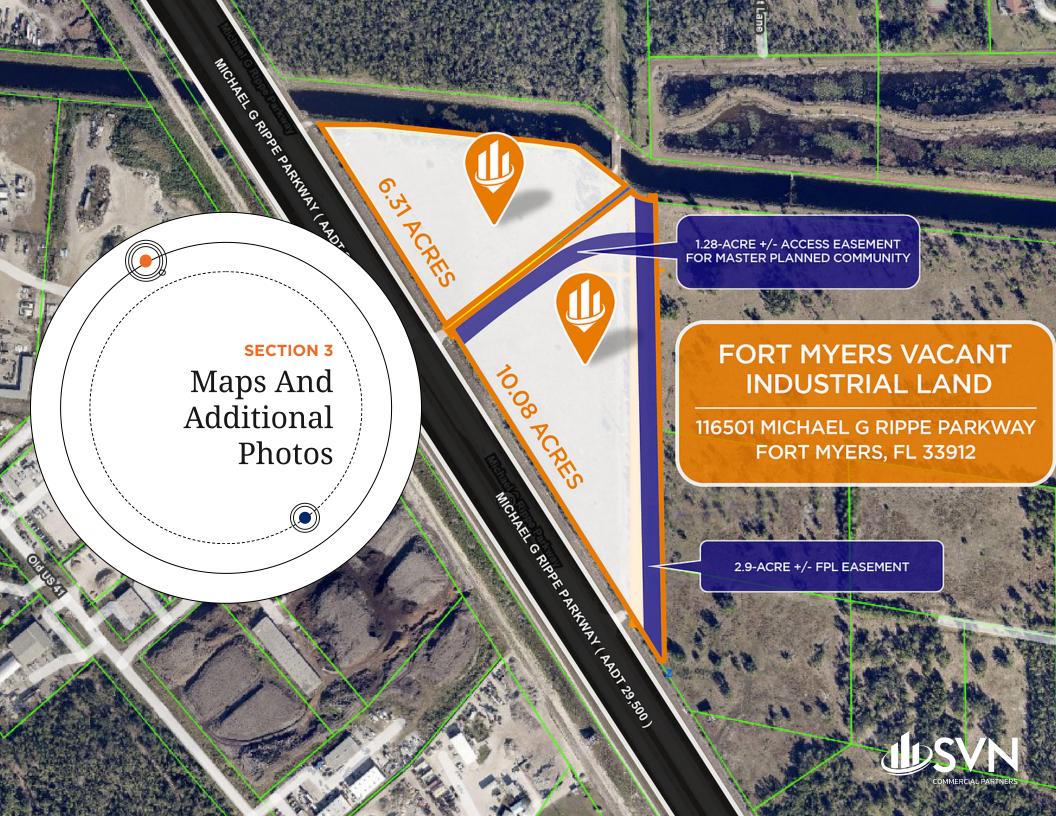
POLICY 1.1.12: The <u>Airport Lands</u> future land use category accommodates the Port Authority's airports and its projected growth needed, as economic engines, to meet the region's demands for air travel and for the non-aviation related uses necessary to continue viable airport operations. Allowable land uses and intensities within the Airport Lands future land use category are according to the plans for the airport properties outlined in the *Southwest Florida International Airport Master Plan Update* dated March 2004 by DMJM Aviation, Inc. on behalf of Lee County Port Authority

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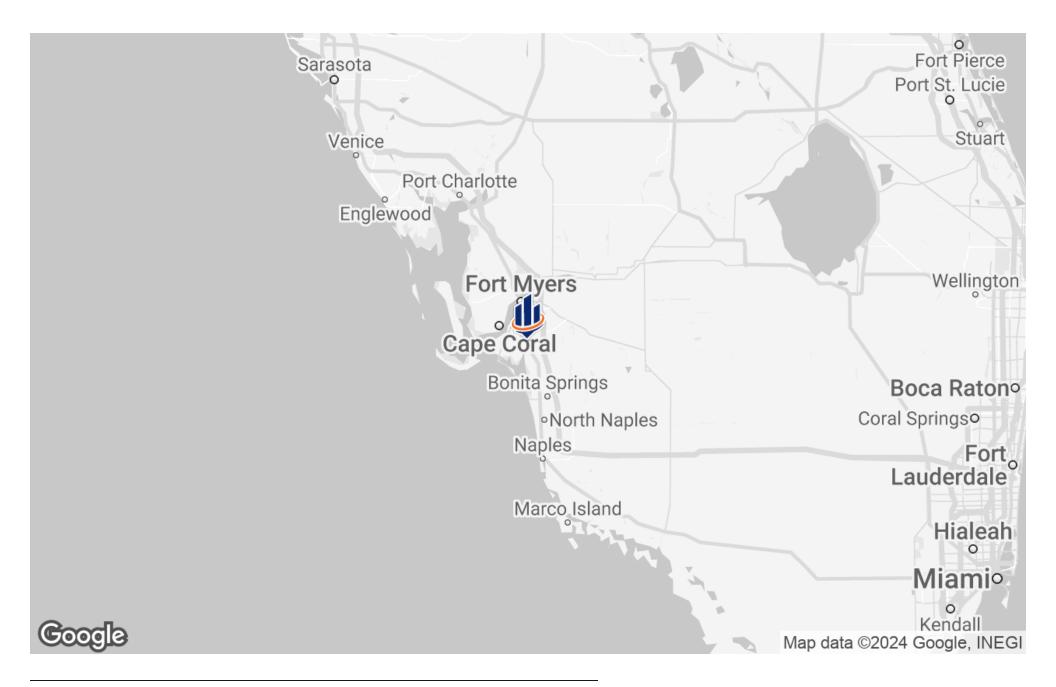
¹ For Lots 6-11, San Carlos Groves Tract, Section 20, Township 46 South, Range 25 East, of the San Carlos/Estero area:

a. The property may be developed at a gross density of one dwelling unit per acre; however, a gross density of up to two dwelling units per acre is permitted through the planned development zoning process, in which the residential development is clustered in a manner that provides for the protection of flow-ways, high quality native vegetation, and endangered, threatened or species of special concern. Clustered development must also connect to a central water and sanitary sewer system.

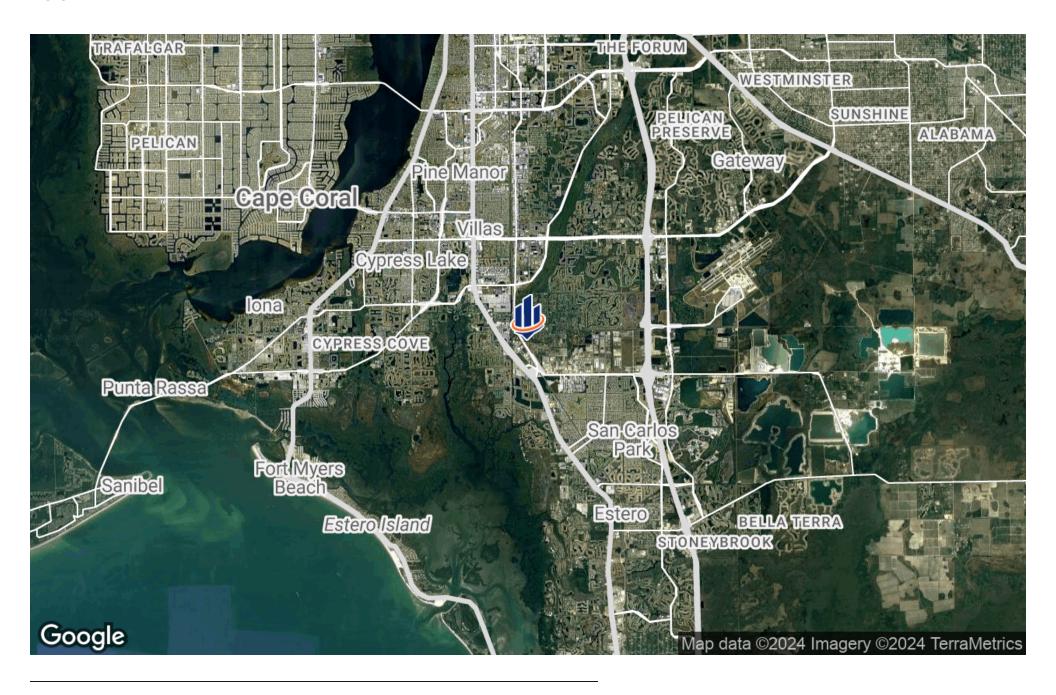
b. A maximum of 120 residential dwelling units, along with accessory, and accessory active recreation uses are permitted through the use of clustering and the planned development zoning process. The dwelling units and accessory uses must be clustered on an area not to exceed 32 acres, which must be located on the northwestern portion of the property. No development may occur in the flow-way, with the exception of the improvement of the existing road access from the site to Pine Road. The remainder of the property will be designated as preserve/open space, which can be used for passive recreation, and environmental management and education. In addition, the developer will diligently pursue the sale or transfer of the preserve/open space area, along with development rights for 30 of the maximum 120 residential dwelling units, to the state, County, or other conservation entity.



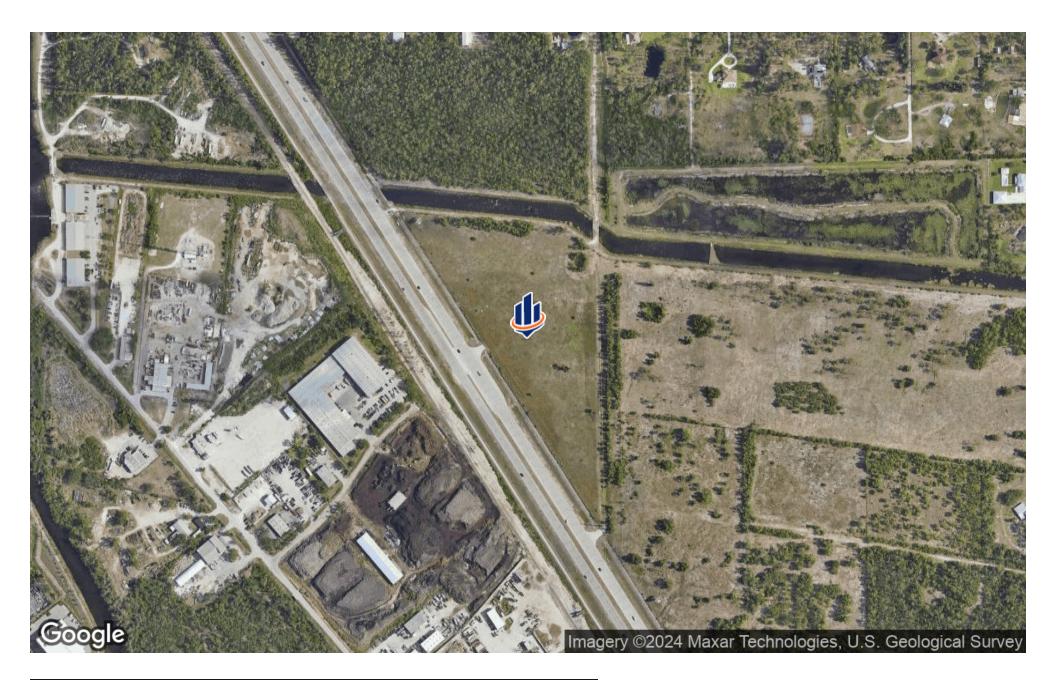
REGIONAL MAP



LOCAL MAP



AERIAL MAP



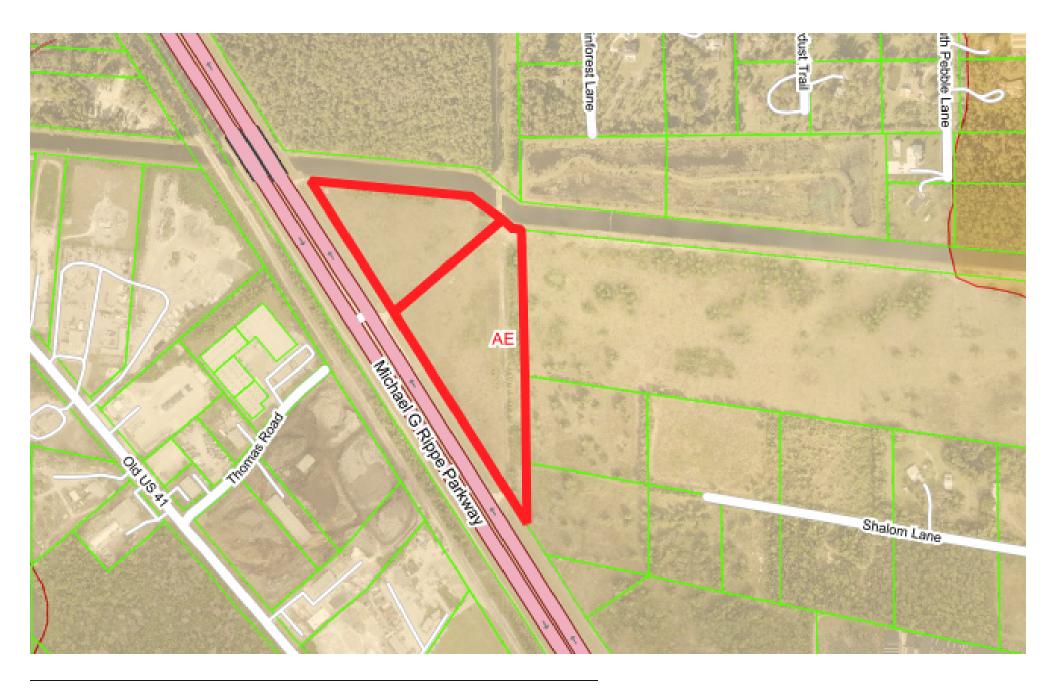
WETLANDS MAP



FIVE FOOT CONTOURS MAP



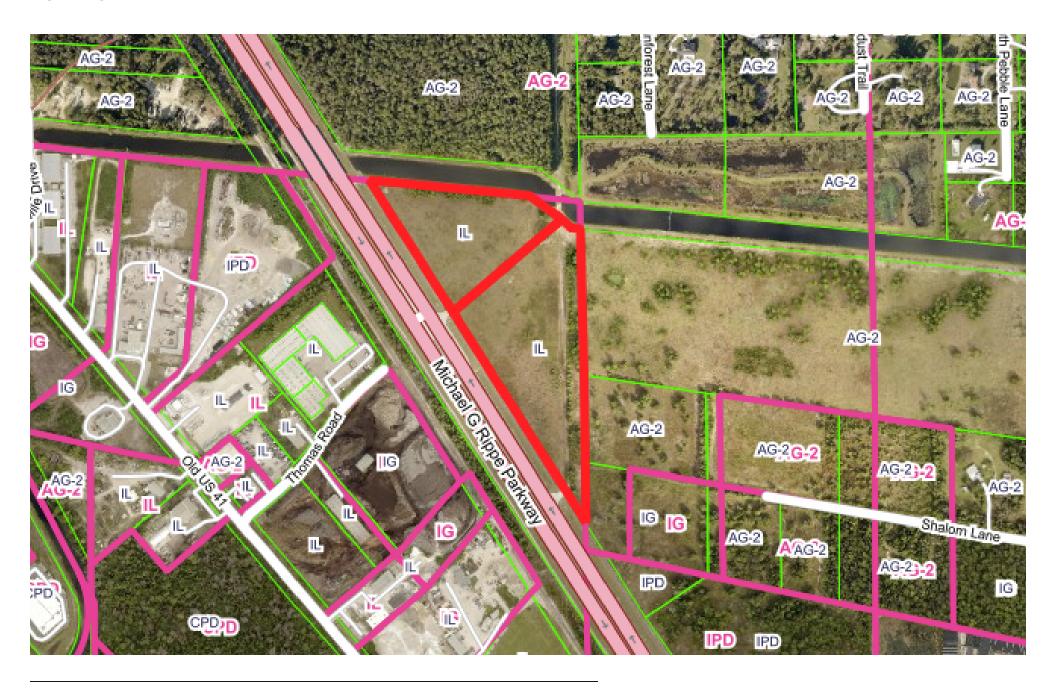
FLOOD ZONE MAP



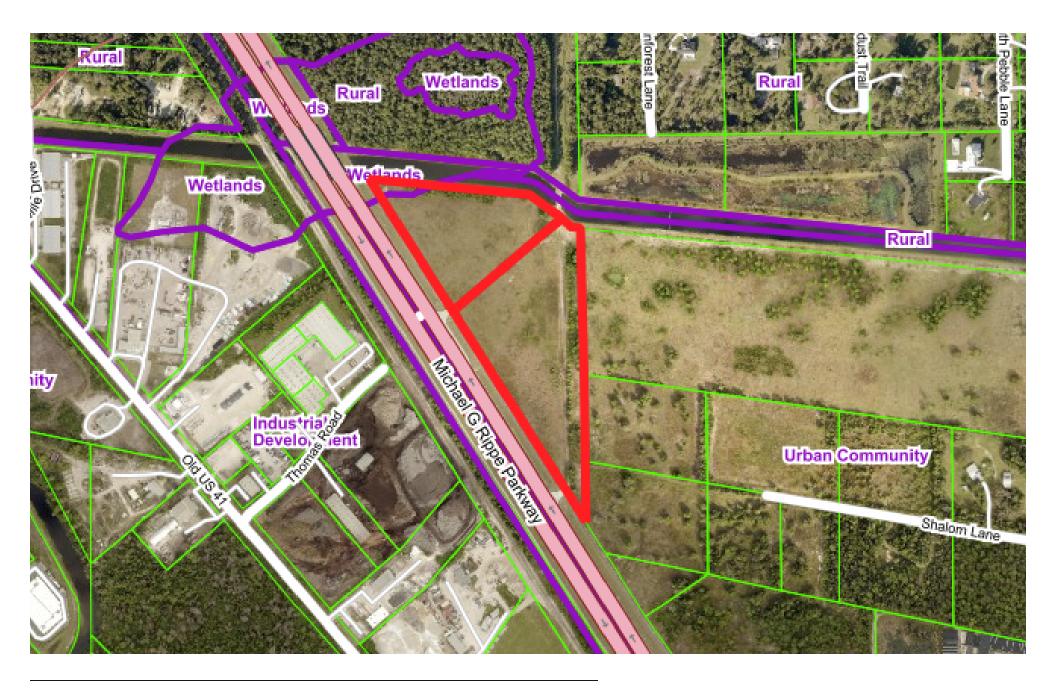
TOPOGRAPHIC MAP

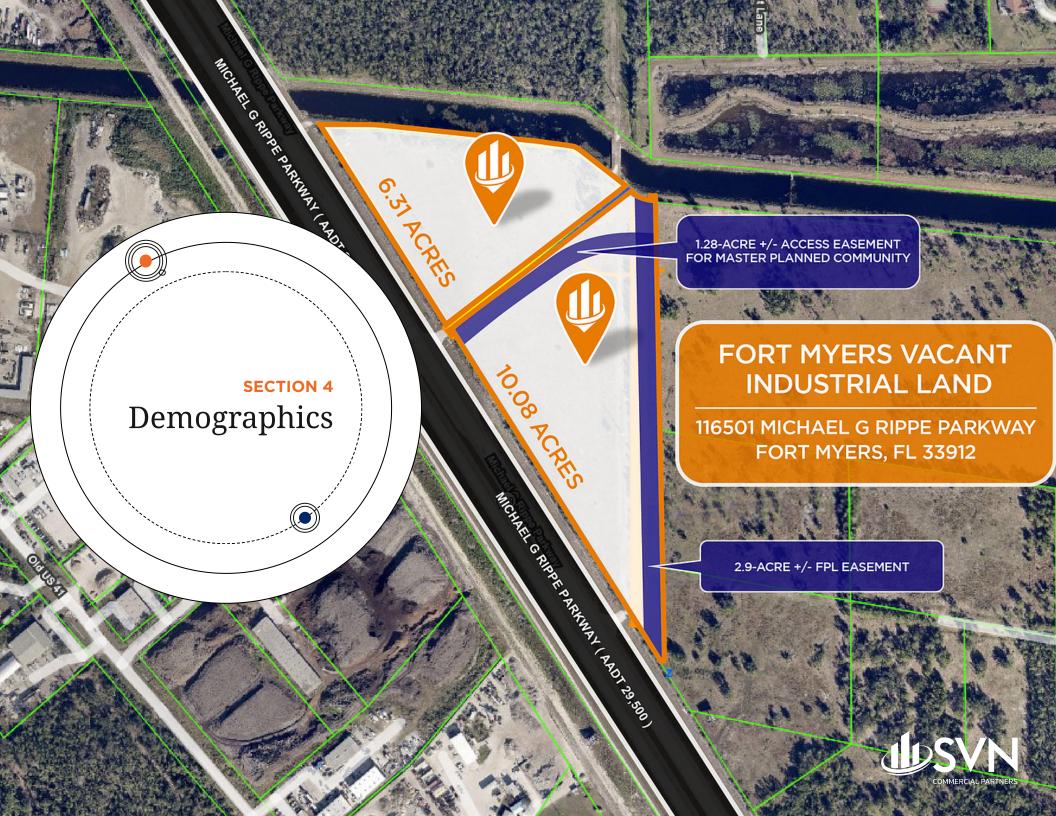


ZONING MAP



FUTURE LAND USE MAP





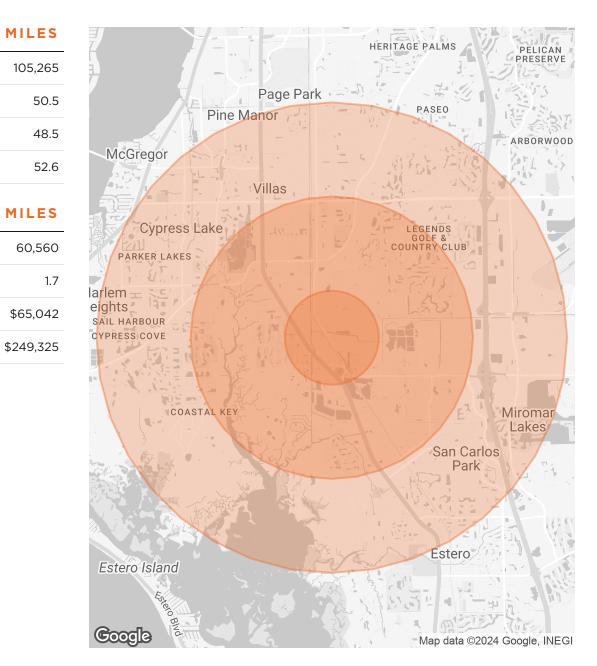
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,753	31,412	105,265
AVERAGE AGE	57.4	51.5	50.5
AVERAGE AGE (MALE)	59.5	50.6	48.5
AVERAGE AGE (FEMALE)	56.1	52.9	52.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,135	17,984	60,560
# OF PERSONS PER HH	1.5	1.7	1.7
AVERAGE HH INCOME	\$84,198	\$76,467	\$65,042

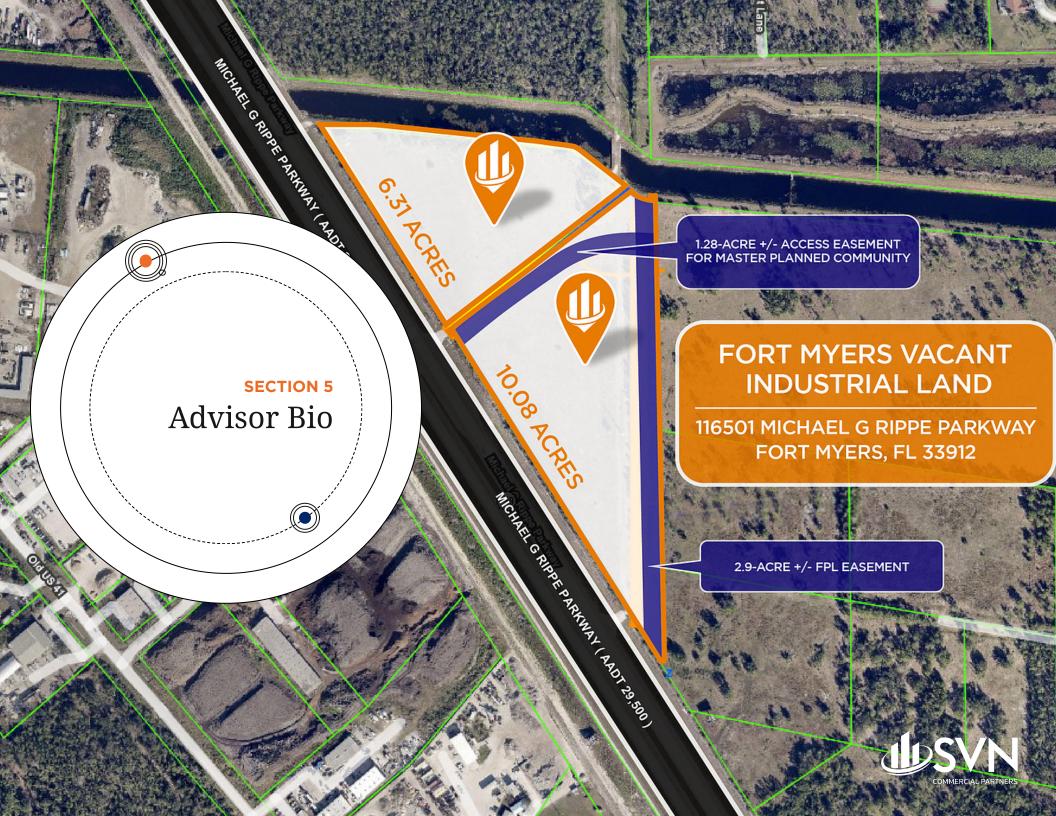
\$295,972

\$259,336

AVERAGE HOUSE VALUE



^{*} Demographic data derived from 2020 ACS - US Census



ADVISOR BIO - ROB HENRY



ROB HENRY

Advisor

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PROFESSIONAL BACKGROUND

Rob Henry joined SVN Commercial Partners in 2018 and has seen significant growth in his practice while the SVN Commercial Partners team has expanded from four advisors in one office to over fifty advisors in six offices throughout South Florida.

Prior to joining SVN, Henry worked in the sports and entertainment field as a recruiter and business development manager working directly with professional athletes. That role was preceded by time spent with Calton and Associates, Inc where he obtained his General Securities Representative License. Henry helped manage more than \$25M in funds dedicated to real estate investment trusts and limited partnership investments. Henry grew up in West Tennessee where his family continues to buy, sell and develop land for agricultural purposes.

Henry attended college at Purdue University where he was a two-time captain on the football team and majored in Building Construction Management. With an education background in construction management, real estate investment experience and a network of affluent individuals and developers, the SVN culture and national platform allows Henry to help land owners, developers and investors accomplish their goals.

EDUCATION

Purdue University - 2013 Bachelor of Science in Building Construction Management Minor in Organizational Leadership

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ADVISOR BIO - BRYAN MYERS



BRYAN J. MYERS

Director

bmyers@svn.com

Direct: 239.246.5380 | Cell: 239.246.5380

PROFESSIONAL BACKGROUND

Bryan Myers brings 13 years of commercial real estate experience to the SVN|Lotus Team. Specializing in site selection across SW Florida, Myers' has a strong background in land development and an expertise in buyer / tenant representation, and leasing. Myers' encompasses the SVN Brand and is a genuine promoter of the core covenants that create the SVN Difference, completing several projects with multiple SVN offices across Florida and throughout the country. His foundation and understanding of the "true team collaboration" have led him to be a successful founding member of SVN|Lotus and the SVN Florida Land Alliance. Myers' passion to learn and implement best practices to serve his clients is demonstrated through his memberships with ICSC, Urban Land Institute, and the CCIM Institute. Myers' was born and raised in Joliet, Illinois and is a product of quality Midwestern-work-ethics and family values. These characteristics are exhibited through his passion for his community with his affiliation with Big Brothers & Big Sisters of the Sun Coast, American Foundation for Suicide Prevention, Habitat for Humanity, Lee County Economic Development Office, and Youth Hockey throughout SWFL.

EDUCATION

Studied at Fredonia State University of New York Additional course work through CCIM Institute

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