



September 16, 2020

To: Forrest Thompson

From: Greg Stuart, MAURP

Re: The 2.9 acre Hancock Bridge Square Drive Parcel; # 11-44-24-L1-28000.0020 _
Zoning, Uses and Use Restrictions

CC: Michael Frye

Dear Forrest:

In response to your question as to whether the Hancock Bridge Square Drive property can be used for outdoor commercial recreational type uses, based on the site's C-1A zoning, the Lee County Land Development Code permits a number of such uses. Consistent with 34-622(c)(38), the code defines Commercial Recreation facilities as not specifically regulated elsewhere in the Code and as an operating business open to the public for a fee. This does not include facilities owned or operated by a government unit. Under C-1A, the property permits by right the following Commercial Recreational Group 1 and Group 4 uses:

Billiard halls or pool halls NA (1);

Coin-operated amusement establishments that primarily provide coin-operated amusement devices; coin-operated includes coins, tokens, other similar devices NA (1);

Indoor model car racecourses;

Bingo halls _ NA (1);

Bowling alleys;

Convention or exhibition halls;

Gymnasiums;

Health clubs;

Indoor cultural facilities operated as a commercial establishment;

Indoor gun range NA (1);

Racquetball, handball, squash or tennis courts;

Skating rinks;

Swimming pools or aquatic centers (2); and

Theaters, indoor

The "NA (1) annotation identifies uses that are deed restricted, and thus are not feasible for future development interests. The "2" annotation defines a swimming pool use as being

potentially subject to deed restriction "G"; G prohibits uses that may generate strong noise.

The C-1A district generally does not permit by right large outdoor commercial recreation uses. Large outdoor commercial recreation uses are primarily permitted in the Commercial Tourist and Planned Development zoning districts.

The C-1A district permits standard restaurants, but not fast food restaurants. For food and beverage facilities to serve alcohol, a Consumption On Premise (COP) use approval is required. This process is similar to a special exception zoning process, with required site plan, traffic analysis and justification documents. The underlying future land use is Intensive Development. Intensive Development permits the highest range of intensities and densities in the Lee Plan. Hence, a COP permit, or other zoning approvals, should be favorably received by Lee County,

The subject property deed restriction prohibits all types of residential and housing-related uses, while also prohibiting veterinarian clinics and kennels, drugs stores, and Walmart.

Including the previously identified commercial recreational uses and, from a market driven perspective, viable C-1A permitted uses include the following:

- Auto Parts store
- Banks, Business Services 1
- Cleaning and maintenance services
- Clothing stores, general (34-622(c)(8))
- Contractors and builders (34-622(c)(9))
- Convenience food and beverage stores
- Day care centers
- Food stores (34-622)
- Household and office furnishings
- Insurance companies
- Lawn and garden supply stores
- Offices & Medical Office
- Non-store retailers
- Personal services
- Rental or leasing establishments
- Specialty retail shops

The North Fort Myers 2020 demographic profile is characterized by 40,916 estimated population, 63.3 year median age, \$53,653 medium household income, \$82,300 median

property value, and a 13.8% poverty rate (source _ <https://datausa.io/profile/geo/north-fort-myers-fl>). This compares to a Cape Coral 173,679 estimated population, 45.9 year median age, \$39,876 medium household income, \$196,800 median property value, and a 12.7% poverty rate. The many of the site's adjacent commercial centers have gone dark. Given the site's geographic centrality to the North Fort Myers, East Fort Myers and the Cape Coral marketplace, business services, non-store retailers, and commercial recreational uses may present a best fit, highest and best use for the site.



I hope that this information is of use to you. Please feel free to give me a call if you have any questions or comments.

Sincerely yours,

Greg Stuart, MAUP

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