


Formerly Considered Sites

	State Road 82 <i>**Site currently Under Contract**</i>	16541 Three Oaks Pkwy	16500 Oriole Road	Oriole Road 0346250000001101D 0346250000001101A	Midfield Terminal Drive	16231/251 and 16531 Lee Road	14951 Alico Road	8950-8951 Alico Trade Center Road	14180 Treeline Avenue South 14490 Global Pkwy 264525L12500X0000	Tamalico Center	1750 Ortiz Ave	16517/523 Airport Haul Road and Innovation Lane	Alico Lakeside	16200 Ben Hill Griffn Pkwy	14400 Alico Road
<i>Location</i>	0.75 miles east of Colonial Boulevard	Frontage on Three Oaks Parkway	Frontage on Oriole Road	Frontage on Three Oaks Parkway and Oriole Road	Located along Treeline Avenue	Located along Lee Road, north of Alico Road			Frontage along Treeline Avenue South	South Lee County (East of U.S. 41)	Located in the City of Fort Myers	North of Alico Road	Located North of Alico Road		
<i>Comments</i>	Zoning: IG Land Use: Industrial Development, Wetlands	Zoning: CPD Land Use: General Interchange, Industrial Commercial Interchange	Zoning: AG-2 Land Use: Industrial Development	Zoning: MPD Land Use: Industrial Development	Zoning: MPD Land Use: Tradeport, Airport	Zoning: IPD Land Use: Industrial Development	Zoning: IPD Land Use: Density Reduction Groundwater Resource	Zoning: IPD Land Use: Industrial Development, Rural	Zoning: CPD Land Use: Tradeport	Zoning: CPD Land Use: Urban Community	Build to Suit - Owner only wants to lease, not sell the property	Zoning: MPD Land Use: Tradeport	Zoning: IPD Land Use: Industrial Development, Rural, Wetlands	Zoning: MPD and IPD Land Use: Tradeport, Industrial Commercial, Wetlands	Zoning: AG-2 Land Use: Density Reduction Groundwater Resource (DRGR)
	Access Road from SR82 to the proposed facility is approximately .75 miles and will allow for solid waste trucks to stack off the main highway. The south boundary is a former landfill, Industrial zoned vacant property on the north, vehicle parking area to the east, and a golf course on the west boundary. A buffer of 1,000 feet will be established on the westerly boundary.	Zoning: CPD Land Use: General Interchange, Industrial Commercial Interchange		Site split into two parcels (14.96 Acres - sold 12/20/2023 - \$11,107,800 - \$742,500 Acre) (19.94 Acres)	Platted into multiple lot commercial subdivision - Midway Promenade Subdivision. Would require lot combination to accommodate project	Properties subdivided into lots ranging from 2.66 acres to 10 acre sites. Would require combining several lots - not sufficient contiguous lots for combination to accommodate project		Properties subdivided into Alico Trade Center subdivision. Would require combining lots to accommodate project. Sufficient contiguous lots may not be available.	Site not large enough	Folio ID No. 10262549 and 10262561. Two separate parcels. Owner wants to sell both parcels.		Folio ID Nos. 10592431 and 10592441. Reviewed two separate 20+/- acre parcels in this development. One parcel sold and the other is under contract.	Folio ID Nos. 10542848,10542850, 10262404. This site was former lakes and will be backfilled over a 10 year period for development (Sold 6/6/2023 - \$11,000,000)	Bulk/Portfolio Sale (Sold 5/02/2022 - \$40,000,000)	
<i>Land Area</i>	50 Acres	46.77 Acres	33.21 Acres	34.90 Acres	30.00 Acres	42 Acres	43 Acres	4 - 20 Acres	13.08 Ac	61.52 Acres	20 Acres	23.5 ac	76.8 Acres	312.50 Acres	21.25 Acres
<i>Asking Price</i>	\$14,500,000	Price Not Disclosed	\$239,580 - \$544,500 per Acre		Owner indicated asking price is \$20 per square foot (\$871,200 /Ac)		Property not listed for sale	Price Not Disclosed	\$4,650,000	\$26,861,000	Price Not Disclosed	Setbacks: Private Road: 20' Side: 10' Rear 20' Water 25' Max Height 45'	\$12,500,000	\$45,000,000	\$3,100,000
	A Recycling Facility (MRF) is a Permitted Use in the IG Zoning District 	Zoned MPD in Reso. Z-23-021. Recycling Facility is NOT an allowed use. A Public Hearing would be required to revise the MCP and Schedule of Uses. DOS2024-00029 currently in review for 418 multi-family units, amenities, and infrastructure.	Zoned IPD in Z-22-016. Recycling Facility is NOT an allowed use. MCP shows a single building max 1,000,000 sf with an allowable intensity of 700,000 sf of industrial use. May be possible to add use through an administrative amendment. DOS2022-00041 issued and under construction for a 481,933 sf single/multi-tenant building for general warehouse.	Zoned MPD in Reso. Z-11-010. Recycling Facility IS an allowed use, limited to (1) in the MPD and not on lots with frontage on Three Oaks Pkwy. The subject lots do front on Three Oaks. An amendment to the MCP may be necessary to reconfigure the parcels to accommodate the facility. It may be possible administratively. Owner not interested in sale.	Zoned MPD. Reso Z-14-013. Recycling Facility is NOT an allowed use. Easements, parcels and infrastructure have been developed in the MPD so that only approximately 10.5 acres of contiguous land remain.	Zoned IPD. Reso. Z-020-001 replaced Z-11-020. Recycling Facility is NOT an allowable use. 16531 Lee Rd no longer exists and has been sold and developed in separate parcels. A 14 acre and 12.5 acre piece remains for development.		8951 Alico Trade Center has developed. 8950 is partially encumbered by a conservation easement. Zoned IPD in Z-06-095. Recycling facility IS an allowable use on lots 10-12 only per ADD2008-00112. Platted as lots 1B, 1C, 1D and Tract "P" with preserve and access easement. Site would not be suitable for use. DOS2022-00117 issued on Lot 1D and eagle nest on Tract "P".	Site not large enough. DOS2024-00017 under review for a motor freight and trucking terminal. Zoned CPD in Reso Z-08-057. Recycling Facility is NOT an allowable use.	DRI and Rezone in Z-92-045 to CPD. DRI has expired and would require a rescission. Recycling Facility IS a permitted use but would require revision of the MCP and likely a public hearing and reanalysis of DRI and zoning conditions.		Z-21-017 is the controlling resolution. Zoned MPD. Recycling Facility is NOT an approved use. Would require amending the zoning to add the use. Given other uses approved this may be accomplished administratively	Large portion of the site is in conservation easement and existing lakes. Access may be an issue. Only the south 37.6 acres of the site is zoned IPD. Recycling Facility IS an allowable use. Given the conservation easement and lake there may not be enough developable land. Currently 2 violations on the property for non-maintenance of conservation easement and filling lake.	Parcel is 155 ac with +/- 60 ac in conservation easements. Zoned MPD. Z-18-027 is the controlling resolution. Recycling Facility is NOT an approved use. An amendment to add the use would be required. DOS2023-00030 issued for a Logistic Center on the property.	Zoned AG-2. Recycling Facility is NOT a permitted use. Would require a rezoning and public hearing. Would require extensive ground and surface water modeling during the rezoning process.
				Setbacks: Street Public 25' Private 20', Side 10', Rear 20', Accessory 5'					Future Land Use Note: Tradeport is more suited to light industrial/manufacturing and airport/commerce uses. Industrial lands would be more suitable for a Recycling Facility. However, Policy 2.1.3 allows the consideration of public uses and buildings, public utilities, and resource recovery facilities in all land use categories (except Wetland and Noise Zones A and B).						