

Travis Walklett
3 Oaks TC LLC
3592 Broadway Suite 130
Fort Myers, FL 33901

August 31, 2023

Lee County Zoning Department
1500 Monroe Street
Fort Myers, FL 33901

RE: ADD2023-00148 STRAP # 15-46-25-L3-U2105.2795

To Whom It May Concern:

The purpose of this letter is to provide a narrative request regarding the application for amending the PUD for the property located at 18731-18751 Three Oaks Parkway Fort Myers, FL 33967. The property in question is a shopping center built in 1993 as a 31,749 SF anchor grocery store and a 12,000 SF strip center. The current zoning of the property is PUD with the below uses:

3. CPD - COMMERCIAL PLANNED DEVELOPMENT

- a.) Permitted uses in Parcel "F" are limited to those permitted by right in a "CC" Zoning District, (as amended thru 1-4-09) as well as the following:

Bar or Cocktail Lounge
Building Material, Sales
Business Services - All Groups
Consumption on Premises
Drive-Thru Facility - Accessory to a Permitted Use
Government Services
Household/Office Furnishings - All Groups
Insurance Companies
Night Club
Novelty, Jewelry, Toy, and sign manufacturing -
All Groups
Repair Shops - All Groups

- b.) Permitted uses in Parcel "G" are limited to the following:

Administrative Offices
Essential Services
Essential Service Facilities - Group 1 & II
Excavation - Water Retention
Storage, Indoor
Storage, Enclosed

The grocery store has been vacant for several years and despite our best efforts we are at this time unable to find a grocery tenant interested in the space. We therefore respectfully request the PUD

zoning be amended to add the additional zoning categories: Commercial General (CG) and Commercial Tourist (CT) and any other zoning categories deemed appropriate for the area.

In our experience large vacant buildings are often the subject to vandalism and crime in the immediate area. Our zoning request reflects the desire to allow the zoning to be as broad as reasonably possible in order to lease the space in a more timely manner.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'T. Walklett', with a stylized, flowing script.

Travis Walklett

3 Oaks LLC