

ADMINISTRATIVE AMENDMENT (PD) ADD2022-00121

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, Terminal Access Park, LLC filed an application for an administrative amendment to a Mixed Use Planned Development on a project known as Terminal Access to amend the schedule of uses on property located at 15220 Treeline Avenue S, described more particularly as:

LEGAL DESCRIPTION: In Section 34 and 35, Township 45 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned by Resolution Z-21-020 (see Exhibit "B"); and

WHEREAS, the subject property is located in the Tradeport and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, certain uses the applicant originally requested were not permitted in the Mixed Use Planned Development district; and

WHEREAS, the Board of County Commissioners directed staff to prepare an amendment to the Land Development Code Table 34-934 to allow a list of uses previously not included in the use regulations table for the Mixed Use Planned Developments; and

WHEREAS, the Land Development Code Table 34-934 amendment was approved on May 17, 2022 by Ordinance 22-12; and

WHEREAS, the applicant requests to include the newly permitted uses in the Mixed Use Planned Development district in the schedule of uses for this development; and

WHEREAS, the requested additional uses are similar in nature and intensity to the approved uses in the subject Planned Development and were considered during the public hearing before the Hearing Examiner; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to amend the schedule of uses of the Mixed Use Planned Development to is **APPROVED subject to the following conditions:**

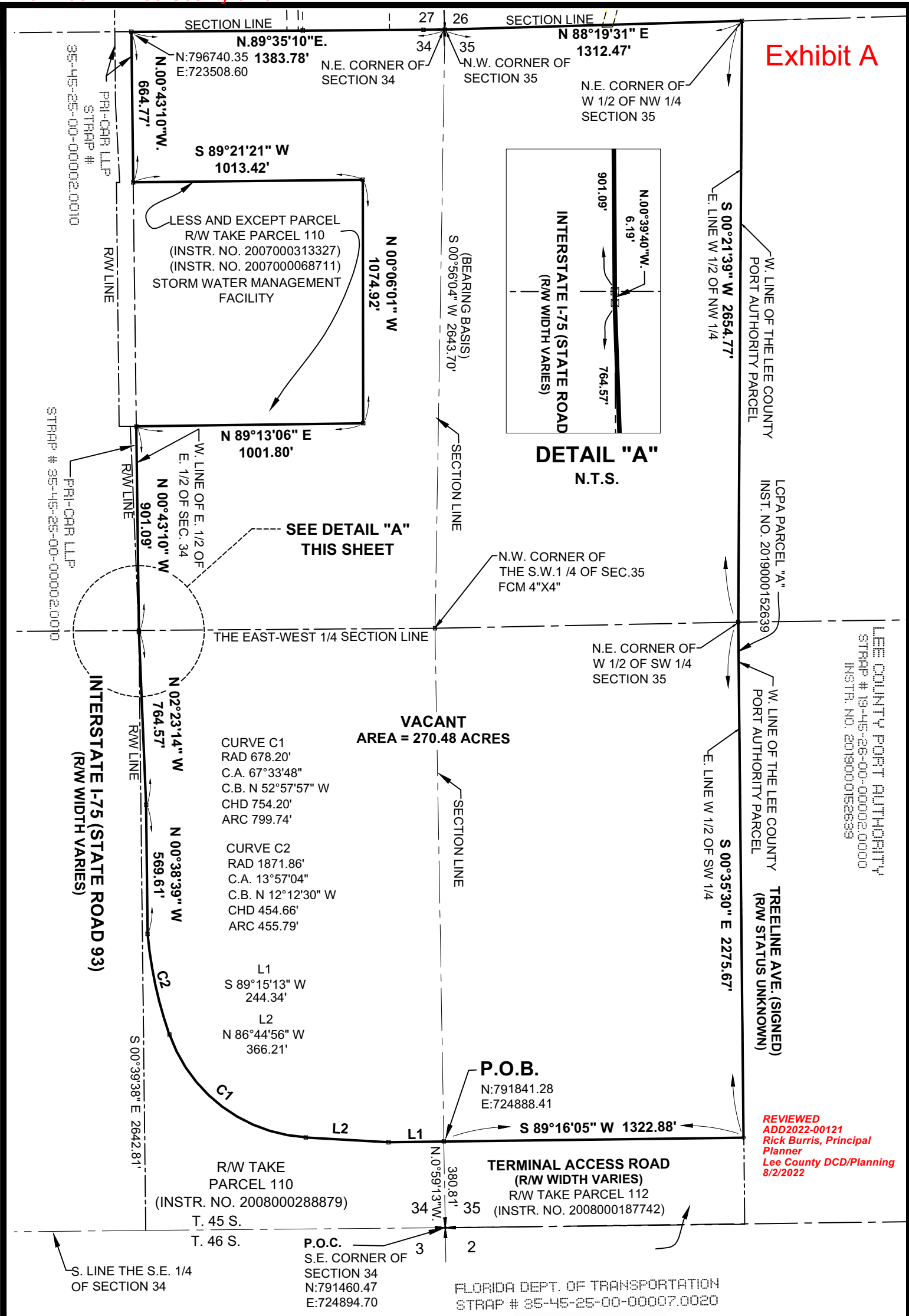
1. **The terms, conditions and Master Concept Plan of the original zoning resolution remain in full force and effect.**
2. **The Schedule of Uses of Resolution Z-21-020 is hereby amended and a revised Schedule of Uses is attached hereto as Exhibit “C”.**
3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 8/11/2022

Anthony R. Rodriguez, AICP, Zoning Manager

|              |             |                          |
|--------------|-------------|--------------------------|
| Attachments: | Exhibit “A” | Legal description        |
|              | Exhibit “B” | Resolution Z-21-020      |
|              | Exhibit “C” | Revised Schedule of Uses |

# Exhibit A



© COPYRIGHT MORRIS • DEPEW ASSOCIATES, INC. 2021 ALL RIGHTS RESERVED | A20027 - Terminal Access Permitting Plans | 20227 - Sketch and Description | 20227 - 2021-01-15 Combined Boundary S and D.dwg <SKETCH AND DESCRIPTION> - Jan 25 2021 03:41:43 pm PLOTTED BY: bharley

PROJECT:

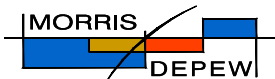
## TERMINAL ACCESS

**LOCATION:**

SECTION 34 AND 35,  
T.45 S., R. 25 E.,

LEE COUNTY, FLORIDA

CONSULTANT:



ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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5597 Highway 98  
Unit 201  
Rosa Beach, Florida 32459  
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**CLIENT:**



PROJECT MANAGER:

TMR

DRAWING BY:

TAB

JURISDICTION:

LEE COUNTY, FL.

DATE:

## SKETCH AND DESCRIPTION

SHEET NUMBER:

2 OF 2

JOB/FILE NUMBER:

20027

DESCRIPTION:

Exhibit A

THAT PART OF THE EAST-HALF OF THE EAST-HALF OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LYING NORTH AND EAST OF THAT CERTAIN RIGHT-OF-TAKING PARCEL 110, AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2008000288879, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALSO THAT PART LYING EAST OF THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 34, TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LYING NORTH OF THAT CERTAIN RIGHT-OF-WAY TAKING PARCEL 112, AS DESCRIBED IN INSTRUMENT 2008000187742 OF THE SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALSO LYING WEST OF THE LEE COUNTY PORT AUTHORITY PARCEL AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2019000152639, OF THE SAID PUBLIC RECORDS OF LEE COUNTY, OF WHICH THE DRIVING SURFACES OF TREELINE BOULEVARD LIE WITHIN, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N.0°59'13"W., ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 380.81 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY TAKE PARCEL 110 (SECTION 12120-000), AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2008000288879, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE POINT-OF-BEGINNING; THENCE WESTERLY AND NORTHERLY ALONG THE BOUNDARY OF SAID PARCEL 110 FOR THE NEXT SIX (6) COURSES; S.89°15'13"W., A DISTANCE OF 244.34 FEET; THENCE N.86°44'56"W., A DISTANCE OF 366.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 678.20 FEET, A CENTRAL ANGLE OF 67°33'48" AND WHOSE CHORD BEARS N.52°57'57"W. FOR A DISTANCE OF 754.20 FEET, HAVING AN ARC LENGTH OF 799.74 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 1871.86 FEET, A CENTRAL ANGLE OF 13°57'04" AND WHOSE CHORD BEARS N.12°12'30"W. FOR A DISTANCE OF 454.66 FEET, HAVING AN ARC LENGTH OF 455.79 FEET; THENCE N.0°38'39"W., A DISTANCE OF 569.61 FEET; THENCE N.02°23'14"W. A DISTANCE OF 764.57 FEET TO AN INTERSECTION WITH THE NORTH-SOUTH QUARTER-QUARTER LINE; THENCE N.00°39'40"W. ALONG THE SAID NORTH-SOUTH QUARTER-QUARTER LINE, A DISTANCE OF 6.19 FEET TO AN INTERSECTION WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 34; THENCE N.0°43'10"W., CONTINUING ALONG THE SAID NORTH-SOUTH QUARTER- QUARTER LINE A DISTANCE OF 901.09 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN STORMWATER MANAGEMENT FACILITIES PARCEL, WHICH IS LESS AND EXCEPTED FROM SAID PARCEL 110, (SECTION 12120-000), AS DESCRIBED IN THE LAST CORRECTIVE DEED IN CLERK'S INSTRUMENT NUMBER 2007000068711, SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LESS AND EXCEPTED STORMWATER FACILITIES PARCEL FOR THE NEXT THREE COURSES; N.89°13'06"E. A DISTANCE OF 1001.80 FEET; THENCE N.0°06'01"W. A DISTANCE OF 1074.92 FEET; THENCE S.89°21'21"W. A DISTANCE OF 1013.42 FEET TO AN INTERSECTION WITH THE SAID NORTH-SOUTH QUARTER-QUARTER LINE; THENCE N.0°43'10"W. LEAVING SAID STORMWATER FACILITIES PARCEL BOUNDARY, A DISTANCE OF 664.77 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 34; THENCE N.89°35'10"E. ALONG SAID SECTION LINE, A DISTANCE OF 1383.78 FEET TO THE NORTHEAST CORNER OF SAID SECTION 34, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N 88°19'31" E ALONG SAID SECTION LINE A DISTANCE OF 1312.47 FEET TO THE NORTHEAST CORNER OF THE WEST-HALF (W 1/2 ) OF THE NORTHWEST-QUARTER (NW 1/4) OF SAID SECTION 35; THENCE S 00°21'39" W ALONG THE EAST LINE OF SAID WEST-HALF OF THE NORTHWEST-QUARTER OF SECTION 35, BEING ALSO THE WEST LINE OF SAID LEE COUNTY PORT AUTHORITY PARCEL, A DISTANCE OF 2654.77 FEET TO THE NORTHEAST CORNER OF THE WEST-HALF (W 1/2) OF THE SOUTHWEST-QUARTER (SW 1/4) OF SAID SECTION 35; THENCE S.00°35'30"E., ALONG THE EAST LINE OF SAID WEST-HALF OF THE SOUTHWEST-QUARTER, BEING ALSO THE WEST LINE OF SAID LEE COUNTY PORT AUTHORITY PARCEL, A DISTANCE OF 2,275.67 FEET TO AN INTERSECTION WITH RIGHT-OF-WAY TAKING PARCEL 112, AS DESCRIBED IN INSTRUMENT NO. 2008000187742, OF THE SAID PUBLIC RECORDS OF LEE COUNTY, BEING ALSO THE NORTHERLY RIGHT OF WAY LINE OF TERMINAL ACCESS ROAD; THENCE RUN S.89°16'05"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,322.88 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35, BEING THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION. CONTAINING 270.48 ACRES, MORE OR LESS.

SURVEY NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.  
SKETCH PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.  
ORIENTATION BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 34, AS BEARING S.00°56'04"W.  
COORDINATES SHOWN HERON ARE BASED ON STATE PLANE GRID, FLORIDA WEST ZONE NAD(83)-(2011).  
WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS NOT VALID.  
THIS IS NOT A SURVEY!

PREPARED BY:

PSM 6347

Digitally signed by  
Thomas M. Rooks Jr.  
Date: 2021.01.25  
16:14:03 -05'00'

REVIEWED  
ADD2022-00121  
Rick Burris, Principal  
Planner  
Lee County DCD/Planning  
8/2/2022

THOMAS M. ROOKS JR., P.S.M. DATE  
FLORIDA CERTIFICATE NO. 6347

PROJECT:

TERMINAL  
ACCESS

LOCATION:

SECTION 34 AND 35,  
T.45 S., R. 25 E.,  
LEE COUNTY, FLORIDA

CONSULTANT:

MORRIS  
DEPEW

ENGINEERS • PLANNERS • SURVEYORS  
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CLIENT:

Knott

Realty Group

PROJECT MANAGER: TMR

DRAWING BY: TAB

JURISDICTION: LEE COUNTY, FL.

DATE: 01-22-2021

SHEET TITLE:  
SKETCH AND  
DESCRIPTION

SHEET NUMBER: 1 OF 2

JOB/FILE NUMBER: 20027

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## RESOLUTION NUMBER Z-21-020

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

WHEREAS, Morris-Depew Associates, Inc. filed an application on behalf of the property owner, Terminal Access Park, LLC, to rezone a 270.4± acre parcel from Mixed Use Planned Development (MPD) and Agricultural (AG-2) to the MPD district in reference to Terminal Access Park MPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on November 4, 2021. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit requested materials to her Office on or before November 19, 2021. On November 15, 2021, the Hearing Examiner subsequently issued a Notice of Intent to Schedule Additional hearing Date to address relevant issues left unresolved at the conclusion of the hearing. On November 17, 2021, Applicant requested to extend the date for written submissions to coincide with the November 29, 2021 response date on the Hearing Examiner's latter Order. The Hearing Examiner granted Applicant's request to submit requested materials to her Office on or before November 29, 2021. On November 17, 2021, Applicant requested to extend the response date on both Orders to December 10, 2021. On November 18, 2021, the Hearing Examiner granted Applicant's request to submit requested materials to her Office on or before December 10, 2021. On December 7, 2021, the Applicant requested to reopen the hearing. On December 7, 2021, the Hearing Examiner issued the Order to Reopen Hearing on December 13, 2021. On December 13, 2021, the public hearing was held; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2021-00013 and recommended APPROVAL of the Request with conditions and deviations; and

WHEREAS, a second public hearing was advertised and held on March 2, 2022 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The Applicant filed a request to Request to rezone 270.4± acres from MPD and AG-2 to the MPD district to allow for up to:

- 2,000,000 sq. ft. Industrial Uses,
- 250,000 sq. ft. of Commercial Office (including up to 150,000 sq. ft. Medical Office),
- 150,000 sq. ft. Commercial Retail, and
- 250 hotel rooms.

The property is located in the Tradeport and Wetlands Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

## SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

### 1. Master Concept Plan/Development Parameters

Development must be consistent with the seven-page Master Concept Plan (MCP) entitled "Terminal Access MPD" dated January 19, 2022, except where modified by conditions herein. Exhibit C.

Compliance with Land Development Regulations. Development must comply with the Lee Plan and Land Development Code (LDC) at time of local Development Order approval, except where deviations have been approved in this resolution. Changes to the MCP may require further development approvals.

Approved Development Parameters: The Terminal Access Park MPD may develop up to:

- 2,000,000 sq. ft. industrial uses,
- 250,000 sq. ft. commercial office uses (including up to 150,000 sq. ft. medical office uses),
- 150,000 sq. ft. commercial retail uses with a maximum of 14.7 acres of stand-alone retail uses, and
- 250 hotel rooms.

### 2. Uses and Site Development Regulations

#### a. Schedule of Uses

##### Industrial (ID)

Accessory Uses and Structures  
 Administrative Offices  
 Aircraft Food Service and Catering  
 Animals: Clinic or Kennel  
 ATM (Automatic Teller Machine)  
 Auto Repair and Service, All Groups  
 Broadcast Studio, Commercial Radio and Television  
 Building Material Sales  
 Business Services, All Groups  
 Bus station/depot  
 Cleaning and Maintenance Services  
 Cold Storage, Pre-cooling, Warehouse and Processing Plant  
 Communication Facilities, Wireless  
 Computer and Data Processing Services  
 Contractors and Builders  
 Drive-through facility (for any permitted use)

Entrance Gates and Gatehouse  
Emergency Operations Center  
Essential Services  
Essential Service Facilities, Groups I and II (limited to communication, telephone and electrical distribution facilities, and electrical substations)  
Excavation, Water Retention  
Factory Outlets (Point of Manufacture Only)  
Farm equipment, sales, storage, rental or service  
Fences, Walls  
Freight and Cargo Handling Establishments  
Gasoline Dispensing System, Special  
Heliport or Helistop  
Hotel/Motel  
Laundry or Dry Cleaning, All Groups  
Maintenance Facility (Government)  
Manufacturing of:  
    Apparel Products  
    Boats  
    Chemicals and Allied Products: Group II Limited to Soaps, Detergents, Perfumes, Cosmetics, and other Toilet Preparations. Further limited to indoor manufacturing.  
Electrical Machinery and Equipment  
Food and Kindred Products: Groups II and III  
Furniture and Fixtures  
Leather Products: Group II only  
Lumber and Wood Products: Groups II  
Measuring, Analyzing, and Controlling Instruments  
Novelties, Jewelry, Toys, and Signs: All Groups  
Paper and Allied Products: Groups II and III  
Stone, Clay, Glass and Concrete Products: Group I  
Transportation Equipment: Group I  
Medical Office  
Mini-warehouse  
Motion Picture Production Studio  
Non-store Retailers: All Groups  
Paint Glass and Wallpaper  
Parcel and Express Services  
Parking Lot:  
    Accessory  
    Garage, Public Parking  
    Temporary  
Personal Services: Groups I and III  
Photo Finishing Laboratory  
Post Office  
Printing and Publishing  
Processing, Packaging and Warehousing  
Rental or Leasing Establishment: Groups II, III, and IV  
Repair Shops: All Groups  
Research and Development Laboratories: All Groups

Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises  
Schools, commercial, Charter and private schools not permitted in Residential and Educational Facility Protection Zone  
Self-service Fuel Pumps  
Signs  
Storage:  
    Indoor  
    Outdoor  
    Open, including RV Storage  
Transportation Services: Groups II, III and IV  
Trucking Terminal  
Vehicle and Equipment Dealers: Groups II, III, IV and V  
Warehouse:  
    Cold Storage  
    High Cube  
    Private  
    Public  
Wholesale Establishments: Groups III and IV

Commercial (COM)

Stand Alone Retail Commercial

Auto Parts Store, with installation services  
Auto Service Station  
Bait and Tackle Shop  
Bar and Cocktail Lounge, in conjunction with a restaurant  
Boat Parts Store  
Boat Sales  
Building Material Sales  
Car Wash  
Clothing stores, general  
Convenience Food and Beverage Store, limited to one store with 36 fuel pumps  
Consumption on Premises, in conjunction with a Restaurant  
Department Store  
Drugstore, Pharmacy  
Farm equipment, sales, storage, rental or service  
Food stores, All Groups  
Hardware Store  
Hobby, Toy and Game Shops  
Household and office furnishings, All Groups  
Lawn and Garden Supply Stores  
Package Store  
Personal Services, All Groups  
Pet Services  
Pet Shop  
Plant Nursery  
Recreational Facility, Commercial, All Groups  
Rental or Leasing Establishments, Groups I, II, and III  
Restaurants, All Groups

Specialty Retail Shops, All groups  
 Used Merchandise Stores, Groups I and II  
 Variety Store  
 Vehicle and Equipment Dealers: All Groups

Commercial

Accessory Uses and Structures  
 Administrative Offices  
 Animals: Clinic or Kennel, Control center  
 Auto Repair and Service, All Groups  
 Banks and financial establishments, Group I  
 Boat Repair and Service  
 Broadcast Studio, Commercial Radio and Television  
 Business Services, All Groups  
 Bus station/depot  
 Cleaning and Maintenance Services  
 Communication Facilities, Wireless  
 Computer and data processing services  
 Contractors and Builders, All Groups  
 Drive-through facility (for any permitted use)  
 Emergency Operations Center  
 Entrance Gates and Gatehouse  
 Essential Services  
 Essential Service Facilities, Groups I and II (limited to communication, telephone  
 and electrical distribution facilities, and electrical substations)  
 Excavation, Water Retention  
 Fences, Walls  
 Freight and Cargo Handling Establishments  
 Gasoline Dispensing System, Special  
 Heliport or Helistop  
 Health care facilities, Groups II and III (Group II prohibited in Airport Noise Zone B  
 Hotel/motel  
 Laundry or Dry Cleaning, Group I  
 Maintenance Facility (Government)  
 Manufacturing of:  
     Apparel Products  
     Electrical Machinery and Equipment  
     Fabricated Metal Products: Group III only  
     Food and Kindred Products: Group III only  
     Furniture and Fixtures  
     Leather and Leather Products: Group II only  
     Lumber and Wood Products: Group II only  
     Measuring, Analyzing, and Controlling Instruments  
     Novelties, Jewelry, Toys, and Signs: All Groups  
 Medical Office  
 Mini-warehouse  
 Motion Picture Production Studio  
 Non-store Retailers: All Groups  
 Parcel and Express Services  
 Parking Lot:

- Accessory
- Commercial
- Garage, Public Parking
- Temporary
- Photofinishing Laboratory
- Post Office
- Printing and Publishing
- Processing and Warehousing
- Real Estate Sales Office, for sales within the development only Rental or Leasing Establishment: Groups II, III, and IV
- Repair Shops: All Groups
- Research and Development Laboratories: Groups II and IV
- Restaurants: Groups I and II, only when located in a multiple-occupancy complex
- Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises
- Schools, commercial, Charter and private schools not permitted in Residential and Educational Facility Protection Zone
- Signs
- Social Services: All Groups (Groups III, IV not permitted in Airport Noise Zone B)
- Storage:
  - Indoor
  - Outdoor
  - Open
- Studios
- Transportation Services: Groups II, III and IV
- Trucking Terminal
- Warehouse:
  - High Cube
  - Private
  - Public
  - Cold Storage Only
- Wholesale Establishments: Groups III and IV

b. Site Development Regulations

| Land Uses  | Min Lot Area (SF) | Min Lot Width (FT) | Min Lot Depth (FT) | Min Street Setback (FT) | Min Side Setback (FT) | Min Rear Lot Setback (FT) | Min Accessory Structure Side Setback (FT) | Min Accessory Structure Rear Setback (FT) | Bldg Separation (FT) | Max Bldg Height (FT) <sup>1</sup> | Max Lot Coverage (%) |
|------------|-------------------|--------------------|--------------------|-------------------------|-----------------------|---------------------------|-------------------------------------------|-------------------------------------------|----------------------|-----------------------------------|----------------------|
| Commercial | 10,000            | 100                | 100                | 25                      | 10                    | 15                        | 5                                         | 5                                         | 10                   | 65                                | 50                   |
| Hotel      | 10,000            | 100                | 100                | 25                      | 10                    | 15                        | 5                                         | 5                                         | 10                   | 65                                | 50                   |
| Industrial | 10,000            | 100                | 100                | 25                      | 10                    | 15                        | 5                                         | 5                                         | 10                   | 65                                | 50                   |

Note 1: Maximum building height will be determined at the time of Development Order based on the airport height restriction lines shown on the MCP.

3. Agricultural Uses

Existing bona fide agricultural uses in the form of livestock pasture/grazing may continue on the site subject to the following:

- a. Termination of Agriculture Use. Agricultural uses must terminate on project areas receiving development order approval for vertical development. Development order approvals for plats, infrastructure improvements, landscaping, surface water management, or other non- vertical development do not trigger termination.
- b. Additional Clearing Prohibited. Additional clearing of trees or vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, (i.e. mowed) but not cleared or expanded. This prohibition does not preclude County approval of requests to remove invasive exotic vegetation.
- c. Proof of Termination. Existing agricultural uses within a tract or phase must be discontinued upon local development order approval for development defined in LDC Chapter 34. Development not included within the Chapter 34 definition but that requires a development order under Chapter 10 (including but not limited to plats, lot splits, and lot re-combinations) will not trigger the requirement to discontinue agricultural uses. The property owner must provide written proof of the following, subject to review/approval by the County Attorney's Office.
  - i. Affidavit Required. Termination of all agricultural use on the property included in the development order application/approval for development as defined in Chapter 34. Proof must include an affidavit from the property owner providing the following:
    - (1) Date agricultural uses ceased;
    - (2) Legal description of the property subject to development order;

- (3) An affirmative statement that the owner acknowledges and agrees that agricultural uses are illegal and prohibited on the property and that the property owner covenants with the County that they will not resume agricultural use of the property until the property is rezoned to permit agricultural uses; and
- (4) That the affidavit constitutes a covenant between the property owner and Lee County that is binding on the owner, their assignees and successors in interest. The affidavit/covenant must be recorded in public record of Lee County at the owners expense.

- ii. Termination of Tax Exemption. Proof of termination of the agricultural tax exemption for property included in the development order application/approval. Proof of termination must include a copy of the request to terminate the tax exemption submitted to the Property Appraiser.

4. Buffer Enhancements

Developer must provide a 15-foot Type "D" buffer with a 2-foot undulating landscape berm and a minimum of 7 trees per 100 linear feet along Treeline Avenue. The berm may be accented with native ground covers and trees. Required buffer trees must be a minimum 10 -foot high, 2-inch caliper, 4-foot spread canopy-type trees. Native palms may be in staggered heights, a minimum of 3 palms per cluster, spaced at a maximum of 4 feet on center, with a minimum of 4-foot difference in height between each palm. The required double hedgerow must be minimum 24-inches at installation and must be maintained at a minimum 36-inches.

All required buffers must utilize 100% native vegetation.

5. Building Design

- a. The primary façade of industrial buildings and structures within 150 feet of Treeline Avenue must comply with the LDC Design Standards and Guidelines for Commercial Buildings and Development.
- b. Structures (including signs) must be architecturally compatible.

6. Natural Resources

Prior to local development order approval the Developer must provide:

- a. Supporting drainage calculations and/or modeling to demonstrate the proposed development will not decrease conveyance capacity of offsite flows.
- b. A Water Quality Monitoring Plan for review and approval by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan must establish:
  - i. An outfall monitoring schedule during "wet" season of June through October, for Field Temperature, Total Kjeldahl Nitrogen, Total Nitrogen, Chlorophyll A, Nitrite, Nitrate, Phosphorus, Turbidity and Stage.

- ii. A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction.
- iii. Water quality monitoring data must be provided to the Division of Natural Resources annually for a minimum of 5 years and must include a report with a comparison of State water quality standards, plots of parameters, and recommendations. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources. After five years of meeting or exceeding state water quality monitoring standards, Developer may file a written request to amend water quality monitoring and reporting requirements with the Division of Natural Resources.
- iv. A contingency plan must be provided in the event an exceedance of State Water Quality Standards is discovered. This plan must include notification to applicable authorities.

7. Environmental

- a. Open Space. Prior to development order approval, all plans must depict a minimum 55.42 acres of openspace that includes 27.71 acres of indigenous. Upland preserves may receive 3.29 acres of indigenous upland credits. The final development order for the last phase of development must demonstrate a minimum of 18.29 acres of open space within the development tracts.
- b. Exotic Removal. Prior to development order approval, the indigenous management plan must include detailed information regarding method of exotic removal, restoration planting plans (if applicable), and corresponding maps depicting exotic removal methods.
- c. Protected Species Management.
  - i. Florida Panther and Red-Cockaded Woodpecker. Prior to development order approval, the protected species management plan must include of consultation correspondence with U.S. Fish and Wildlife Service regarding the Florida Panther and Red-Cockaded Woodpecker if applicable.
  - ii. Florida Bonneted Bat and Big Cypress Fox Squirrel. Prior to commencement of site work, Developer must submit Florida Bonneted Bat and Big Cypress Fox Squirrel site inspection data demonstrating no nesting within construction limits.
  - iii. Panther Mitigation. Prior to commencement of site work, Developer must submit a payment receipt for Florida Panther mitigation or documentation confirming mitigation is not required.

8. Wireless Communication Facility
  - a. Proposed wireless communication facilities must be reviewed by the Federal Communication Commission to ensure signals do not interfere with navigation aids and radar at the Lee County Port Authority.
  - b. A wireless communication facility is permitted within industrial tracts, provided it is co-located on a building and tower heights do not exceed 55 feet from existing ground. Towers/antennas exceeding 55 feet in height may only be approved through the public hearing process.
9. Heliport/Helistops  
Developer must fully coordinate future heliports or helistops with, and approved by, the Lee County Port Authority and the Florida Department of Transportation Aviation Office to avoid interference with the operation of the Southwest Florida International Airport.
10. Airport Noise Zone  
The Developer, successor or assign acknowledges the property's proximity to Southwest Florida International airport and the potential for noises created by and incidental to the operation of the airport as outlined in LDC §34-1104. The Developer, successor or assign acknowledges that a disclosure statement is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC §34-1104(b).

#### SECTION C. DEVIATIONS:

1. Street Design and Construction Standards. Deviation (1) seeks relief from the LDC §10-296(e)(2)(h)(5)(iii) and Table 15, requirement to provide six-foot-wide pedestrian facility (sidewalk) on both sides of the roadway; to allow a 5-foot sidewalk on one side of the street. This deviation is APPROVED.
2. Surface Water Management Systems. Deviation (2) seeks relief from the LDC §10-418(1), requirement to provide the shoreline configuration of surface water management lakes to be sinuous to provide increased length and diversity of the littoral zone, to allow non-sinuous lake configurations. This deviation is APPROVED.
3. Surface Water Management Systems. Deviation (3) seeks relief from the LDC §10-418(3), which allows bulkheads, geo-textile tubes, riprap revetments or other hardened shoreline structures to comprise up to 20% of an individual lake shoreline, to allow hardened structures on 100 percent of individual lake shorelines. This deviation is APPROVED.
4. Surface Water Management Systems. Deviation (4) seeks relief from the LDC §10-329(d)(4), requirement to provide shorelines of excavations for retention and detention areas to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table, to allow shorelines of excavations for retention and detention areas within the Airport Wildlife Hazard Protection Zone ("AWHPZ") to be sloped at a ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table with enhanced slope protection measures to be proposed by the project engineer at the time of development order to prevent erosion and scouring. This deviation is APPROVED.

5. Surface Water Management Systems. Deviation (5) seeks relief from the LDC §10-418(2) and (3), requirement to provide planted littoral shelves on surface watermanagement systems to mimic the function of natural systems, to eliminate the planted littoral shelf requirement. This deviation is APPROVED.
6. Surface Water Management Systems. Deviation (6) seeks relief from the LDC §10-418(2)(d)(3), which allows native wetland trees to be substituted for up to 25% of required herbaceous plants, to allow 100% of required herbaceous plants to be native wetland trees. This deviation is APPROVED.
7. Outdoor Lighting Standards. Deviation (7) seeks relief from the LDC §34-625, requirement to provide illumination not to exceed 0.5 foot-candles measured at the property line, to eliminate the illumination limitation for property lines internal to the planned development boundary. This deviation is APPROVED.
8. Use of Vehicles, Truck Trailers, or Shipping Containers for Storage. Deviation (8) seeks relief from the LDC §34-3105, which does not permit stacking of vehicles, truck trailers, shipping containers or similar structures on top of one another when open storage is a permitted use, to allow stacking in open storage areas upon approval of development order. This deviation is APPROVED, subject to the following three conditions:
  1. Stacking is permitted only as an ancillary use to a permitted principal use within the planned development. The height of stacking is limited to the height of the building occupied by the principle use or 36 feet, whichever is lower. If a permitted principal use occupies multiple buildings, then the height of stacking is limited to the height of the abutting building.
  2. Stacking of containers is not permitted in truck courts fronting Treeline Avenue or in open storage yards that constitute the principal use of the property. For the purpose of this condition, truck courts are exterior areas adjacent to a building's loading dock.
  3. No stacking is prohibited within 150 feet from the MPD boundary.
9. Permanent signs in commercial and industrial areas. Deviation 9 seeks relief from the LDC §30-153(2)(a), which allows one ground-mounted identification sign along any street that provides access to the property, to allow three ground-mounted signs along I-75 (MCP's Unified Sign Plan - Sign B) and one on Terminal Access Road (corner of Terminal Access Road and Treeline Avenue) (MCP's Uniform Sign Plan - Sign A). This deviation is APPROVED.
10. Permanent signs in commercial and industrial areas. Deviation 10 seeks relief from the LDC §30-153(2)(a)(1)(iii), requirement to provide sign area not to exceed 300 sq. ft. per face to allow the MCP's Uniform Sign Plan - Sign B not to exceed 600 sq. ft. per face. This deviation is APPROVED.
11. Permanent signs in commercial and industrial areas. Deviation 11 seeks relief from the LDC §30-153(2)(a)2, which limits identification signs to 24 feet in height, to allow the MCP's Uniform Sign Plan - Sign B to be a maximum height of 50 feet. This deviation is APPROVED.

12. Permanent signs in commercial and industrial areas. Deviation 12 seeks relief from the LDC §30-153(2)(d)(1), which limits interior directional signs to 32 sq. ft. in area to allow the MCP's Uniform Sign Plan - Sign C to be a maximum of 64 sq. ft. This deviation is APPROVED.
13. Permanent signs in commercial and industrial areas. Deviation 13 seeks relief from the LDC §30-153(2)(d)(2), which limits interior directional tenant signs to 4 sq. ft. in area to allow tenant panels to be a maximum of 8 sq. ft. This deviation is APPROVED.
14. Permanent signs in commercial and industrial areas. Deviation 14 seeks relief from the LDC §30-153(2)a.1.ii, which allows only one identification sign along street frontages less than 330 linear feet. A second identification sign may be permitted if the frontage along any one street exceeds 330 linear feet, provided the total combined sign area of both signs does not exceed 300 sq. ft., to allow four 300 sq. ft. ground-mounted identification signs along Treeline Avenue as depicted on the MCP's Unified Sign Plan as Sign A. This deviation is APPROVED.

#### SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property  
 Exhibit B: Zoning Map (with the subject parcel indicated)  
 Exhibit C: The Master Concept Plan

#### SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. The request for MPD zoning complies with the Lee Plan. Lee Plan Goals 2, 4, 6, 7, 11, 43, 53, 56, 60, 77, 123, 158; Objectives 1.1, 1.7, 2.1, 2.2, 4.1, 6.1, 7.1, 11.1, 39.1, 47.2, 47.5, 60.3, 77.2, 77.3, 126.2, 158.3, and Policies 1.1.13, 1.7.1, 1.7.6, 2.1.1, 2.1.2, 2.2.1, 6.1.3, 6.1.4, 6.1.5, 7.1.1, 7.1.2, 7.1.5, 7.1.9, 7.1.10, 11.1, 39.2.1, 47.2.1, 47.2.2, 47.5.2, 61.3.11, 125.1.3, 126.2.1, 158.3.5; Maps 1, 3C, 16.
2. As conditioned herein, the MPD zoning designation:
  - a. Meets the standards set forth in the LDC and other regulations or qualifies for deviations. LDC §§ 10-7(b), 10-252, 10-298, 10-441, 10-442(b), 10-630, 34-145(d), 34-411, 34-612(2), 34-621(b), 34-491, 34-931(h), 34-934, 34-935(g)(5), 34-940(c), 34-1101 *et seq.*; 34-2175(a)(7);
  - b. Is compatible with existing and planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, 11.1, 47.2, and Policies 2.1.1, 6.1.4, 7.1.3, 7.1.9, 39.1.3, 47.2.1, 47.5.2;
  - c. Will provide access to support the proposed development intensity. Lee Plan Policies 7.1.1, 7.1.2, 7.1.3, 7.1.5, 39.1.3, 39.2.1;

- d. Existing regulations and conditions of approval address the expected impacts on transportation facilities. Lee Plan Policies 6.1.5, 7.1.2, 39.2.1, 43.1.1, 43.1.2, 43.1.4; LDC §2-261 *et seq.*, LDC §§ 10-7(b), 10-287, 10-288;
  - e. Will not adversely affect environmentally critical areas or natural resources. Lee Plan Goals 77, 123, 124, 125, Objectives 77.2, 77.3, 123.1, 123.4, 126.2, Policies 6.1.6, 7.1.8, 46.2.2, 54.1.3, 61.3.11, 69.3.2, 77.3.1, 77.3.4, 77.3.5, 123.1.1, 123.2.3, 123.2.4, 123.2.15, 123.3.1, 125.1.2, 125.1.3, 125.1.4, 126.2.1, and Standard 4.1.4; and
  - f. Will be served by urban services including public water and sewer, paved streets, transit, police, fire and emergency services, and urban surface water management. Lee Plan Goals 2, 53, 56, Objectives 2.2, 4.1, 11.1; Policies 2.2.1, 7.1.5, 53.1.9, 126.1.4; Standards 4.1.1, 4.1.2.
- 3. The proposed uses are appropriate at the location and constitute infill development in an area developing with industrial and commercial land uses. Lee Plan Goal 11, Objectives 2.1, 11.1, Policies 2.1.1, 6.1.4, 6.1.7, 7.1.3, 7.1.4, 7.1.5, 158.3.5.
  - 4. The recommended conditions of approval and applicable regulations provide sufficient safeguards to protect the public interest. Lee Plan Goal 4, Objectives 1.7, 47.2, 126.2, Policies 1.1.13, 1.7.1, 6.1.6, 47.2.1, 47.2.2, 47.2.3, 47.2.4, 47.2.5, 77.3.1, 77.3.3, 126.2.1.
  - 5. The recommended conditions are reasonably related to the impacts expected from the proposed development.
  - 6. The deviations recommended for approval:
    - a. Enhance the objectives of the planned development; and
    - b. Promote the intent of the LDC to protect public health, safety and welfare.

#### SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Brian Hamman made a motion to adopt the foregoing resolution, seconded by Commissioner Kevin Ruane. The vote was as follows:

Adopted by unanimous consent.

|                     |     |
|---------------------|-----|
| Kevin Ruane         | Aye |
| Cecil L Pendergrass | Aye |
| Raymond Sandelli    | Aye |
| Brian Hamman        | Aye |
| Frank Mann          | Aye |

DULY PASSED AND ADOPTED this 2<sup>nd</sup> day of March 2022.

ATTEST:  
CLERK OF THE CIRCUIT COURT

BY: Melinda Butler  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: Cecil L Pendergrass  
Cecil L Pendergrass, Chair



APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

Joseph A. Adams  
Joseph A. Adams  
Assistant County Attorney  
County Attorney's Office

RECEIVED  
MINUTES OFFICE  
MB  
2022 MAR 16 PM 12:35

**DESCRIPTION:**

THAT PART OF THE EAST-HALF OF THE EAST-HALF OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LYING NORTH AND EAST OF THAT CERTAIN RIGHT-OF-TAKING PARCEL 110, AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2008000288879, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALSO THAT PART LYING EAST OF THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 34, TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LYING NORTH OF THAT CERTAIN RIGHT-OF-WAY TAKING PARCEL 112, AS DESCRIBED IN INSTRUMENT 2008000187742 OF THE SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALSO LYING WEST OF THE LEE COUNTY PORT AUTHORITY PARCEL AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2019000152639, OF THE SAID PUBLIC RECORDS OF LEE COUNTY, OF WHICH THE DRIVING SURFACES OF TREELINE BOULEVARD LIE WITHIN, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N.0°59'13"W., ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 380.81 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY TAKE PARCEL 110 (SECTION 12120-000), AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2008000288879, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE POINT-OF-BEGINNING; THENCE WESTERLY AND NORTHERLY ALONG THE BOUNDARY OF SAID PARCEL 110 FOR THE NEXT SIX (6) COURSES; S.89°15'13"W., A DISTANCE OF 244.34 FEET; THENCE N.86°44'56"W., A DISTANCE OF 366.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 678.20 FEET, A CENTRAL ANGLE OF 67°33'48" AND WHOSE CHORD BEARS N.52°57'57"W. FOR A DISTANCE OF 754.20 FEET, HAVING AN ARC LENGTH OF 799.74 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 1871.86 FEET, A CENTRAL ANGLE OF 13°57'04" AND WHOSE CHORD BEARS N.12°12'30"W. FOR A DISTANCE OF 454.66 FEET, HAVING AN ARC LENGTH OF 455.79 FEET; THENCE N.0°38'39"W., A DISTANCE OF 569.61 FEET; THENCE N.02°23'14"W. A DISTANCE OF 764.57 FEET TO AN INTERSECTION WITH THE NORTH-SOUTH QUARTER-QUARTER LINE; THENCE N.00°39'40"W. ALONG THE SAID NORTH-SOUTH QUARTER-QUARTER LINE, A DISTANCE OF 6.19 FEET TO AN INTERSECTION WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 34; THENCE N.0°43'10"W., CONTINUING ALONG THE SAID NORTH-SOUTH QUARTER-QUARTER LINE A DISTANCE OF 901.09 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN STORMWATER MANAGEMENT FACILITIES PARCEL, WHICH IS LESS AND EXCEPTED FROM SAID PARCEL 110, (SECTION 12120-000), AS DESCRIBED IN THE LAST CORRECTIVE DEED IN CLERK'S INSTRUMENT NUMBER 2007000068711, SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LESS AND EXCEPTED STORMWATER FACILITIES PARCEL FOR THE NEXT THREE COURSES; N.89°13'06"E. A DISTANCE OF 1001.80 FEET; THENCE N.0°06'01"W. A DISTANCE OF 1074.92 FEET; THENCE S.89°21'21"W. A DISTANCE OF 1013.42 FEET TO AN INTERSECTION WITH THE SAID NORTH-SOUTH QUARTER-QUARTER LINE; THENCE N.0°43'10"W. LEAVING SAID STORMWATER FACILITIES PARCEL BOUNDARY, A DISTANCE OF 684.77 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 34; THENCE N.89°35'10"E. ALONG SAID SECTION LINE, A DISTANCE OF 1383.78 FEET TO THE NORTHEAST CORNER OF SAID SECTION 34, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N 88°19'31" E ALONG SAID SECTION LINE A DISTANCE OF 1312.47 FEET TO THE NORTHEAST CORNER OF THE WEST-HALF (W 1/2 ) OF THE NORTHWEST-QUARTER (NW 1/4) OF SAID SECTION 35; THENCE S 00°21'39" W ALONG THE EAST LINE OF SAID WEST-HALF OF THE NORTHWEST-QUARTER OF SECTION 35, BEING ALSO THE WEST LINE OF SAID LEE COUNTY PORT AUTHORITY PARCEL, A DISTANCE OF 2654.77 FEET TO THE NORTHEAST CORNER OF THE WEST-HALF (W 1/2) OF THE SOUTHWEST-QUARTER (SW 1/4) OF SAID SECTION 35; THENCE S.00°35'30"E., ALONG THE EAST LINE OF SAID WEST-HALF OF THE SOUTHWEST-QUARTER, BEING ALSO THE WEST LINE OF SAID LEE COUNTY PORT AUTHORITY PARCEL, A DISTANCE OF 2,275.67 FEET TO AN INTERSECTION WITH RIGHT-OF-WAY TAKING PARCEL 112, AS DESCRIBED IN INSTRUMENT NO. 2008000187742, OF THE SAID PUBLIC RECORDS OF LEE COUNTY, BEING ALSO THE NORTHERLY RIGHT OF WAY LINE OF TERMINAL ACCESS ROAD; THENCE RUN S.89°16'05"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,322.88 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35, BEING THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 270.48 ACRES, MORE OR LESS.

**SURVEY NOTES:**

THE DESCRIPTION SHOWN HEREON IS NEW.

SKETCH PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

ORIENTATION BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 34, AS BEARING S.00°56'04"W.

COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE GRID, FLORIDA WEST ZONE NAD(83)-(2011).

WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY!

PREPARED BY:



PSM 6347

Digitally signed by  
Thomas M. Rooks Jr.  
Date: 2021.01.25  
16:14:03 -05'00'

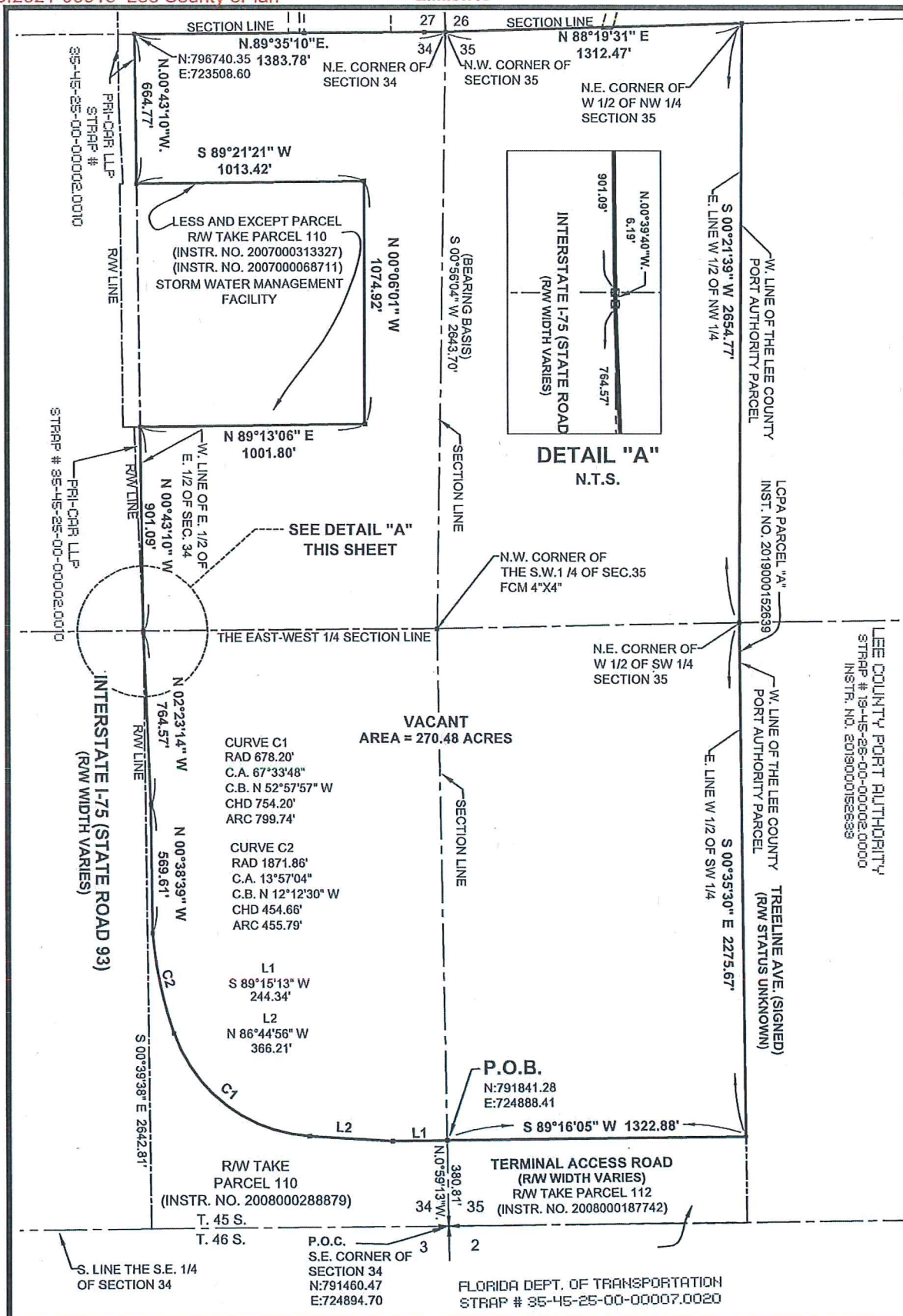
THOMAS M. ROOKS JR., P.S.M.  
FLORIDA CERTIFICATE NO. 6347

DATE

**REVIEWED**  
**DCI2021-00013**  
**Hunter Searson, GIS**  
**Planner**  
**Lee County Government**  
**9/9/2021**

|                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     |                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PROJECT:</p> <p><b>TERMINAL ACCESS</b></p> <p>LOCATION:</p> <p><b>SECTION 34 AND 35,<br/>T.45 S., R. 25 E.,<br/>LEE COUNTY, FLORIDA</b></p> | <p>CONSULTANT:</p> <p><b>MORRIS</b><br/><b>DEPEW</b></p> <p>ENGINEERS • PLANNERS • SURVEYORS<br/>LANDSCAPE ARCHITECTS</p> <p>FL CA #060317, CE #14018628, LC20008026</p> <p>Fort Myers<br/>2514 Cleveland Avenue<br/>Fort Myers, Florida 33901<br/>(941) 337-5500<br/>(941) 337-5501<br/>Fax (941) 337-5504<br/>Toll free 866-337-7341</p> <p>Tallahassee<br/>115 South Monroe Street<br/>1st Floor<br/>Tallahassee, Florida 32301<br/>Toll free 866-337-7341</p> <p>Destin<br/>3377 Highway 90<br/>Unit 501<br/>Destin, Florida 32541<br/>Toll free 866-337-7341</p> | <p>CLIENT:</p> <p><b>Knott</b><br/>Realty Group</p> | <p>PROJECT MANAGER: <b>TMR</b></p> <p>DRAWING BY: <b>TAB</b></p> <p>JURISDICTION: <b>LEE COUNTY, FL.</b></p> <p>DATE: <b>01-22-2021</b></p> <p>SHEET TITLE:<br/><b>SKETCH AND DESCRIPTION</b></p> <p>SHEET NUMBER: <b>1 OF 2</b></p> <p>JOB FILE NUMBER: <b>20027</b></p> |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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PROJECT: **TERMINAL ACCESS**

LOCATION: **SECTION 34 AND 35, T.45 S., R. 25 E., LEE COUNTY, FLORIDA**

CONSULTANT:

**MORRIS DEPEW**

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS

FLA #10 5130 - FLA CDP#140 180591 / REG#2002030

Fort Myers  
2514 Cleveland Avenue  
Fort Myers, Florida 33901  
(941) 337-3033  
Fax (941) 337-3054  
Toll free 866-537-7341

Tallahassee  
113 South Monroe Street  
1st Floor  
Tallahassee, Florida 32301  
Tel: 904 856 5377 FAX: 904 856 5377

Destin  
5527 Highway 90  
Unit 251  
Santa Rosa Beach, Florida 32450  
Tel: 904 856 5377 FAX: 904 856 5377

CLIENT:

**Knott**  
Realty Group

SCALE 1"=500'

PROJECT MANAGER: **TMR**

DRAWING BY: **TAB**

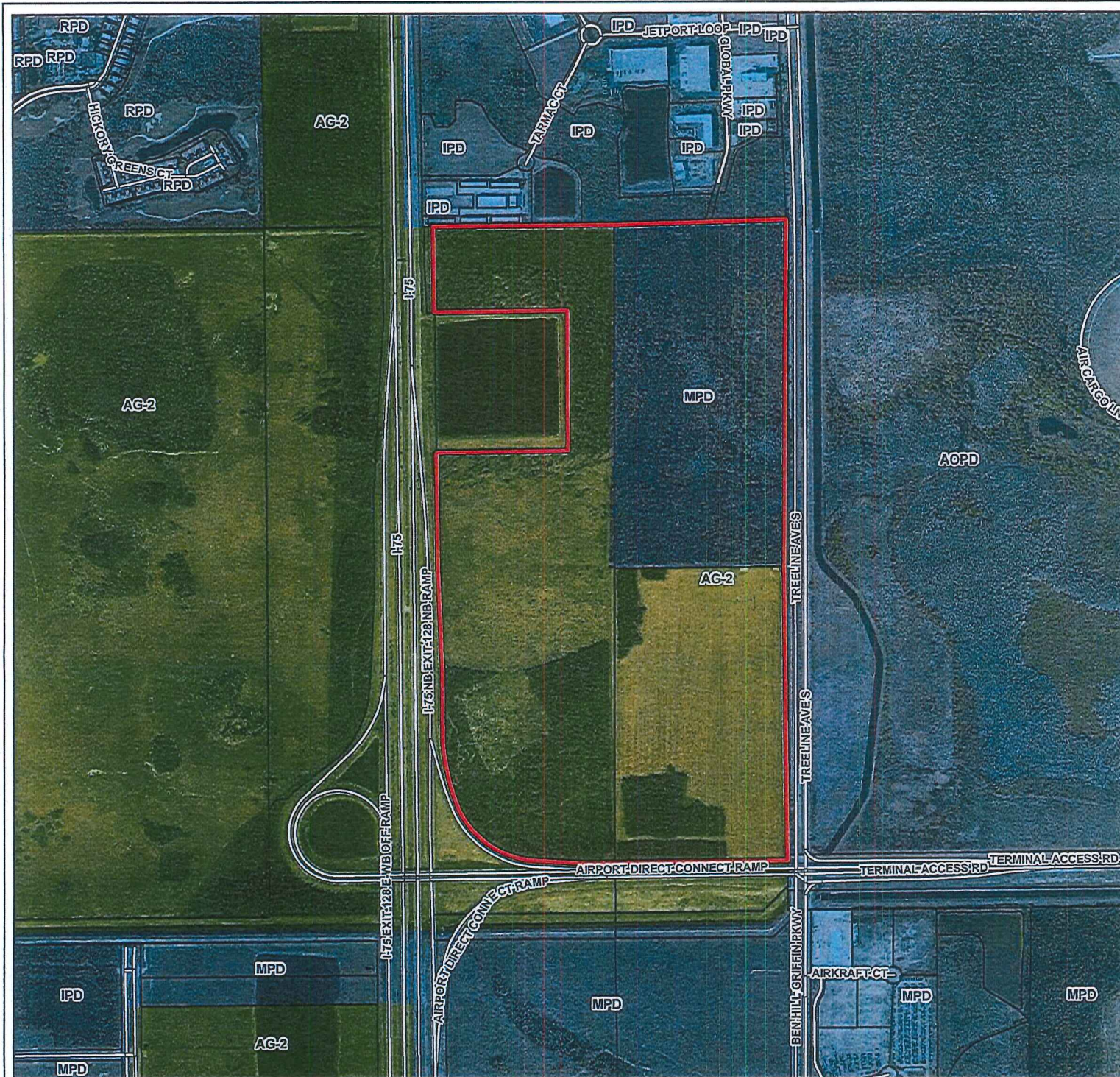
JURISDICTION: **LEE COUNTY, FL.**

DATE: **01-25-2021**

SHEET TITLE: **SKETCH AND DESCRIPTION**

SHEET NUMBER: **2 OF 2**

JOB/FILE NUMBER: **20027**



## DCI2021-00013 Zoning

### Legend

-  Subject Parcel
-  City Limits



0 670  
Feet

Additional info dated 01-20-2022

# MASTER CONCEPT PLAN FOR TERMINAL ACCESS MPD

## LEE COUNTY, FLORIDA

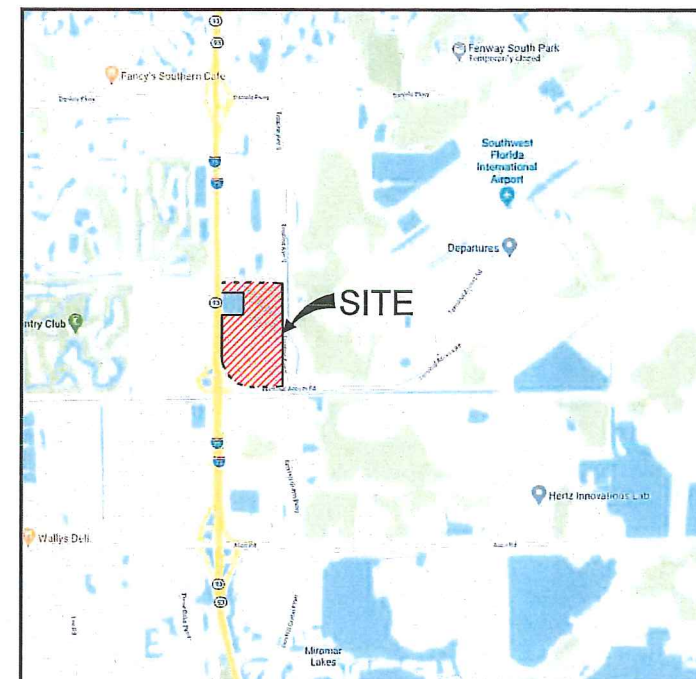
### SECTION 34, TOWNSHIP 45, RANGE 25E LEE COUNTY, FLORIDA



SITE VICINITY MAP

N.T.S.

| SHEET INDEX                            |              |            |       |             |
|----------------------------------------|--------------|------------|-------|-------------|
| BID                                    | CONSTRUCTION | LEE COUNTY | SPWMD | LCU/DOH/DEP |
| DESCRIPTION                            |              |            |       |             |
| SHEET                                  |              |            |       |             |
| GENERAL                                |              |            |       |             |
|                                        | ✓            |            |       |             |
| COVER - COVER SHEET                    |              |            |       | COVER       |
| PLANNING                               |              |            |       |             |
|                                        | ✓            |            |       |             |
| MASTER CONCEPT PLAN                    |              |            |       | C-101       |
|                                        | ✓            |            |       |             |
| UNIFIED SIGN PLAN                      |              |            |       | C-102       |
|                                        | ✓            |            |       |             |
| NOTES, DEVIATIONS AND TYPICAL SECTIONS |              |            |       | C-501       |

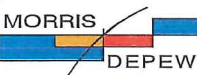


SITE LOCATION MAP

N.T.S.

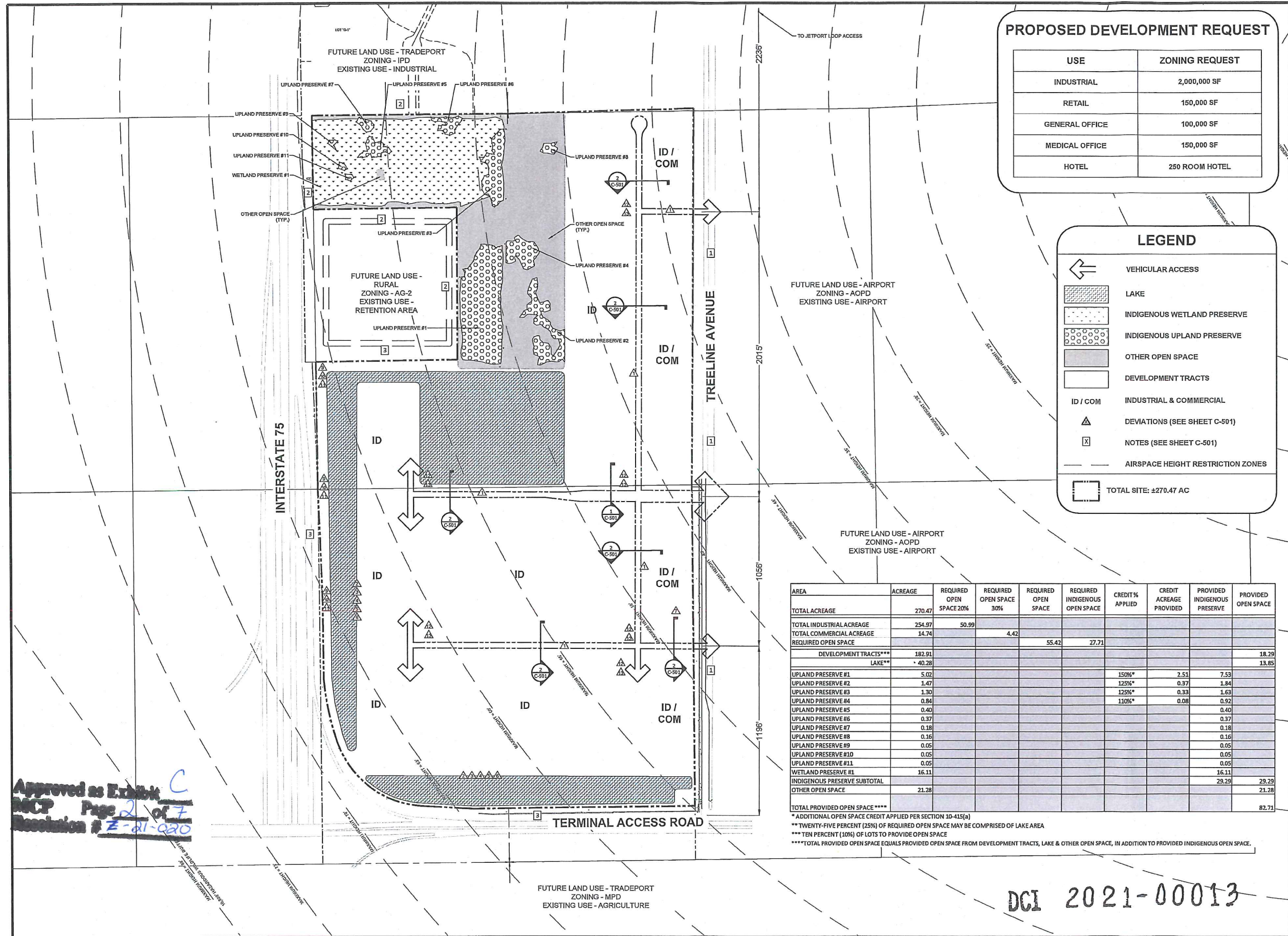
Approved as Exhibit C  
MCP Page 1 of 7  
Resolution # 2-21-020

DCI 2021-00013

| PROJECT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| TERMINAL<br>ACCESS MPD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| LOCATION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ACCESS UNDETERMINED<br>LEE COUNTY, FLORIDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| CLIENT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| CONSULTANT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <br><b>MORRIS DEPEU</b><br>ENGINEERS • PLANNERS • SURVEYORS<br>LANDSCAPE ARCHITECTS<br>FL CA 110, 6532 / FL CERT 110, 156591 / LC26000320<br><br><b>Fort Myers</b><br>2914 Cleveland Avenue<br>Fort Myers, Florida 33901<br>(239) 337-3993<br>Fax: (239) 337-3994<br>Toll free: 855-337-7341<br><br><b>Tallahassee</b><br>112 South Monroe Street<br>1st Floor<br>Tallahassee, Florida 32301<br>Tall free: 855-337-7341<br><br><b>Destin</b><br>5597 Highway 98<br>Unit 201<br>Santa Rosa Beach, Florida 32459<br>Tall free: 855-337-7341 |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PREPARED BY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <table border="1"> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>                                                                                                                                                                                                                                                                        |            | REVISIONS | DATE |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REVISIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | DATE       |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PROJECT MANAGER:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | TME        |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DRAWING BY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | MML        |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| JURISDICTION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LEE COUNTY |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DATE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 01/19/2022 |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SHEET TITLE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| COVER SHEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SHEET NUMBER:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COVER      |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| JOB/FILE NUMBER:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 20027-00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |           |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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Additional info dated 01-20-2022



### PROPOSED DEVELOPMENT REQUEST

| USE            | ZONING REQUEST |
|----------------|----------------|
| INDUSTRIAL     | 2,000,000 SF   |
| RETAIL         | 150,000 SF     |
| GENERAL OFFICE | 100,000 SF     |
| MEDICAL OFFICE | 150,000 SF     |
| HOTEL          | 250 ROOM HOTEL |

### LEGEND

- ← VEHICULAR ACCESS
- LAKE
- INDIGENOUS WETLAND PRESERVE
- INDIGENOUS UPLAND PRESERVE
- OTHER OPEN SPACE
- DEVELOPMENT TRACTS
- ID / COM INDUSTRIAL & COMMERCIAL
- △ DEVIATIONS (SEE SHEET C-501)
- ⓧ NOTES (SEE SHEET C-501)
- AIRSPACE HEIGHT RESTRICTION ZONES
- TOTAL SITE: ±270.47 AC

| AREA                          | ACREAGE | REQUIRED OPEN SPACE 20% | REQUIRED OPEN SPACE 30% | REQUIRED OPEN SPACE | REQUIRED INDIGENOUS OPEN SPACE | CREDIT% APPLIED | CREDIT ACREAGE PROVIDED | PROVIDED INDIGENOUS PRESERVE | PROVIDED OPEN SPACE |
|-------------------------------|---------|-------------------------|-------------------------|---------------------|--------------------------------|-----------------|-------------------------|------------------------------|---------------------|
| TOTAL ACREAGE                 | 270.47  |                         |                         |                     |                                |                 |                         |                              |                     |
| TOTAL INDUSTRIAL ACREAGE      | 254.97  | 50.99                   |                         |                     |                                |                 |                         |                              |                     |
| TOTAL COMMERCIAL ACREAGE      | 14.74   |                         | 4.42                    |                     |                                |                 |                         |                              |                     |
| REQUIRED OPEN SPACE           |         |                         |                         | 55.42               | 27.71                          |                 |                         |                              |                     |
| DEVELOPMENT TRACTS**          | 182.91  |                         |                         |                     |                                |                 |                         |                              | 18.29               |
| LAKE**                        | 40.28   |                         |                         |                     |                                |                 |                         |                              | 13.85               |
| UPLAND PRESERVE #1            | 5.02    |                         |                         |                     |                                | 150%*           | 2.51                    | 7.53                         |                     |
| UPLAND PRESERVE #2            | 1.47    |                         |                         |                     |                                | 125%*           | 0.37                    | 1.84                         |                     |
| UPLAND PRESERVE #3            | 1.30    |                         |                         |                     |                                | 125%*           | 0.33                    | 1.63                         |                     |
| UPLAND PRESERVE #4            | 0.84    |                         |                         |                     |                                | 110%*           | 0.08                    | 0.92                         |                     |
| UPLAND PRESERVE #5            | 0.40    |                         |                         |                     |                                |                 |                         | 0.40                         |                     |
| UPLAND PRESERVE #6            | 0.37    |                         |                         |                     |                                |                 |                         | 0.37                         |                     |
| UPLAND PRESERVE #7            | 0.18    |                         |                         |                     |                                |                 |                         | 0.18                         |                     |
| UPLAND PRESERVE #8            | 0.16    |                         |                         |                     |                                |                 |                         | 0.16                         |                     |
| UPLAND PRESERVE #9            | 0.05    |                         |                         |                     |                                |                 |                         | 0.05                         |                     |
| UPLAND PRESERVE #10           | 0.05    |                         |                         |                     |                                |                 |                         | 0.05                         |                     |
| UPLAND PRESERVE #11           | 0.05    |                         |                         |                     |                                |                 |                         | 0.05                         |                     |
| WETLAND PRESERVE #1           | 16.11   |                         |                         |                     |                                |                 |                         | 16.11                        |                     |
| INDIGENOUS PRESERVE SUBTOTAL  |         |                         |                         |                     |                                |                 |                         | 29.29                        | 29.29               |
| OTHER OPEN SPACE              | 21.28   |                         |                         |                     |                                |                 |                         |                              | 21.28               |
| TOTAL PROVIDED OPEN SPACE**** |         |                         |                         |                     |                                |                 |                         |                              | 82.71               |

\* ADDITIONAL OPEN SPACE CREDIT APPLIED PER SECTION 10-415(a)  
 \*\* TWENTY-FIVE PERCENT (25%) OF REQUIRED OPEN SPACE MAY BE COMPRISED OF LAKE AREA  
 \*\*\* TEN PERCENT (10%) OF LOTS TO PROVIDE OPEN SPACE  
 \*\*\*\* TOTAL PROVIDED OPEN SPACE EQUALS PROVIDED OPEN SPACE FROM DEVELOPMENT TRACTS, LAKE & OTHER OPEN SPACE, IN ADDITION TO PROVIDED INDIGENOUS OPEN SPACE.

PROJECT:

**TERMINAL ACCESS MPD**

LOCATION:

ACCESS UNDETERMINED LEE COUNTY, FLORIDA

CLIENT:

**Knott**  
Realty Group

CONSULTANT:

**MORRIS DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT. NO. LB8591 / LC26000338

Fort Myers  
2914 Cleveland Avenue  
Fort Myers, Florida 33901  
(941) 337-5993  
Fax: (941) 337-3954  
Toll free: 888-337-7341

Tallahassee  
113 South Monroe Street  
1st Floor  
Tallahassee, Florida 32301  
Toll free: 888-337-7341

Destin  
5597 Highway 90  
Unit 201  
Santa Rosa Beach, Florida 32459  
Toll free: 888-337-7341

PREPARED BY:

REVISIONS

| REVISIONS | DATE |
|-----------|------|
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PROJECT MANAGER: TME

DRAWING BY: MML

JURISDICTION: LEE COUNTY

DATE: 1/19/2022

SHEET TITLE:

**MASTER CONCEPT PLAN**

SHEET NUMBER: C-101

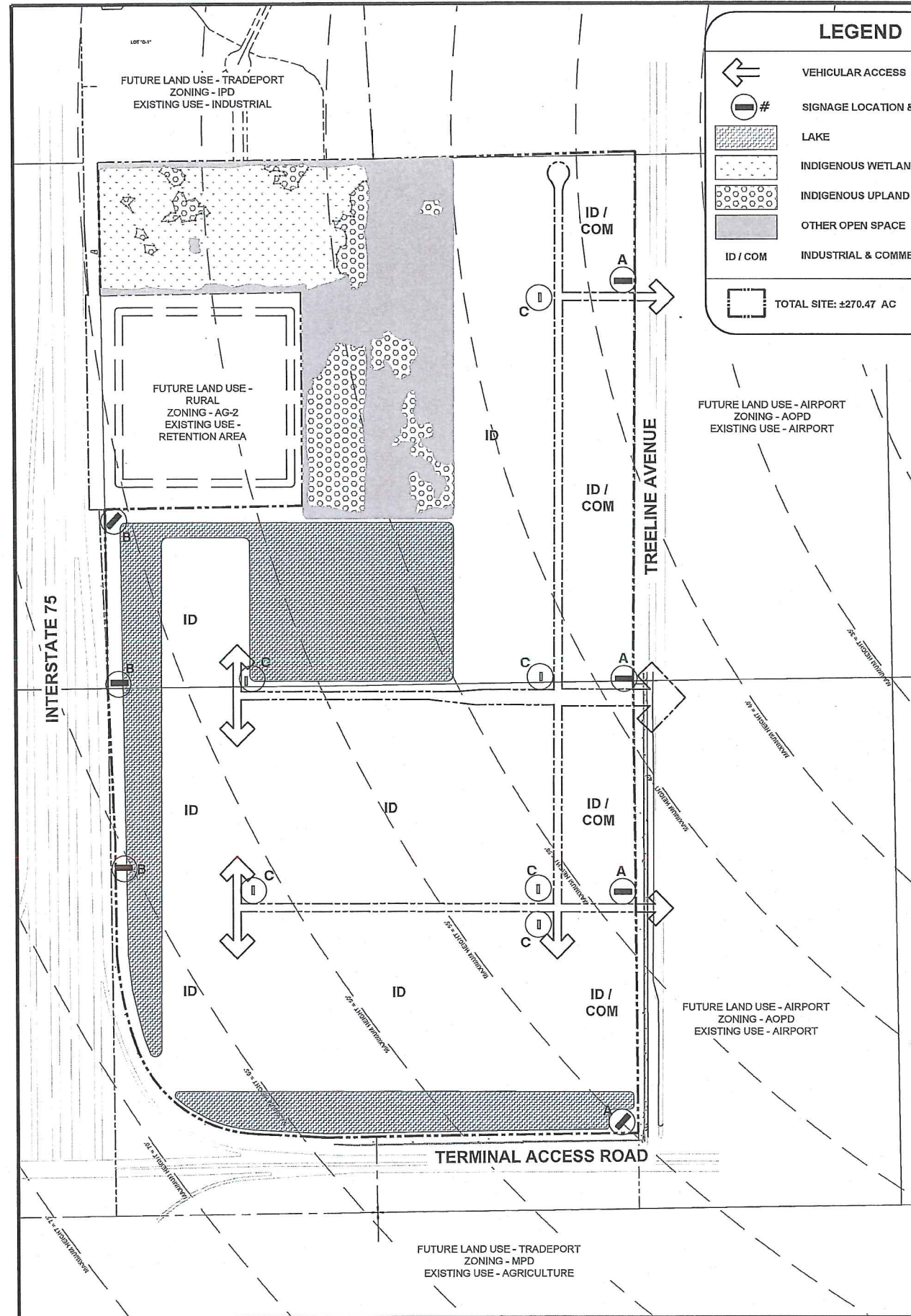
SCALE 1"=300'

JOB/FILE NUMBER: 20027-00

Approved as Exhibit C  
 NCP Page 2 of 7  
 Resolution # 21-020

DCI 2021-00013

Additional info dated 01-20-2022



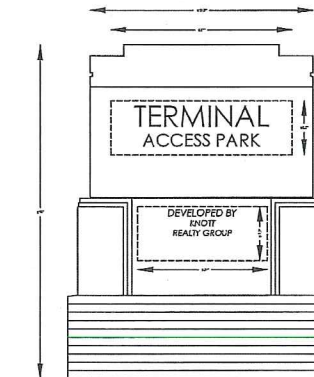
**LEGEND**

- VEHICULAR ACCESS
- SIGNAGE LOCATION & TYPE
- LAKE
- INDIGENOUS WETLAND PRESERVE
- INDIGENOUS UPLAND PRESERVE
- OTHER OPEN SPACE
- ID / COM INDUSTRIAL & COMMERCIAL
- TOTAL SITE: ±270.47 AC



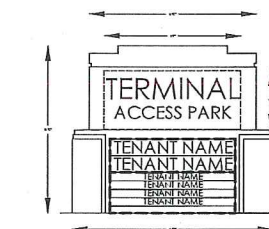
- MAX HEIGHT 24'
- TOTAL MAXIMUM SIGN COPY 300 SF
- EACH SIGN MAY BE TWO SIDED
- 15 FT SETBACK FROM PROPERTY BOUNDARY REQUIRED
- IF A SINGLE SIGN IS PLACED WITHIN THE MEDIAN THEN TWO FLANKING SIGNS ARE PERMITTED NORTH & SOUTH OF THE ROADWAY FOR ADJACENT PROPERTIES AS PERMITTED BY CODE
- ONE OF THE SIGNS MAY BE PERMITTED AS AN ELECTRONIC MESSAGE CENTER

A SIGN A



- MAX HEIGHT 50'
- TOTAL MAXIMUM SIGN COPY 300 SF
- EACH SIGN MAY BE TWO SIDED

B SIGN B



- MAX HEIGHT 10'
- TOTAL SIGN COPY PER SIGN IS 32 SF
- IF TENANT PANELS ARE PROVIDED TOTAL SIGN COPY PER SIGN IS 64 SF
- TENANT PANELS MAY BE PROVIDED AT MAXIMUM 8 SF EACH
- EACH SIGN MAY BE TWO SIDED
- MUST BE SETBACK 5' FROM PROPERTY BOUNDARY

C SIGN C

NOTES:  
TENENT SIGNAGE WILL BE PROVIDED BY BUILDING MOUNTED SIGNS.  
SIGNAGE LAYOUT NOT TO SCALE.  
SIGNAGE WILL NOT INTERFERE WITH LAKES OR LAKE BANK EASEMENTS

Approved as Exhibit C  
MCP Page 3 of 7  
Resolution # 2-21-020

DCI 2021-00013

PROJECT: **TERMINAL ACCESS MPD**

LOCATION: **ACCESS UNDETERMINED LEE COUNTY, FLORIDA**

CLIENT: **Knott Realty Group**

CONSULTANT: **MORRIS DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA 10, 6502 / FL CERT 110, 188891 / LC26000339

Fort Myers  
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Fax: (941) 937-3994  
Toll free: 855-337-7341

Tallahassee  
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1st Floor  
Tallahassee, Florida 32301  
Toll free: 855-337-7341

Destin  
6997 Highway 98  
Unit 201  
Santa Rosa Beach, Florida 32459  
Toll free: 855-337-7341

PREPARED BY:

| REVISIONS | DATE |
|-----------|------|
|           |      |
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PROJECT MANAGER: **TIME**

DRAWING BY: **MML**

JURISDICTION: **LEE COUNTY**

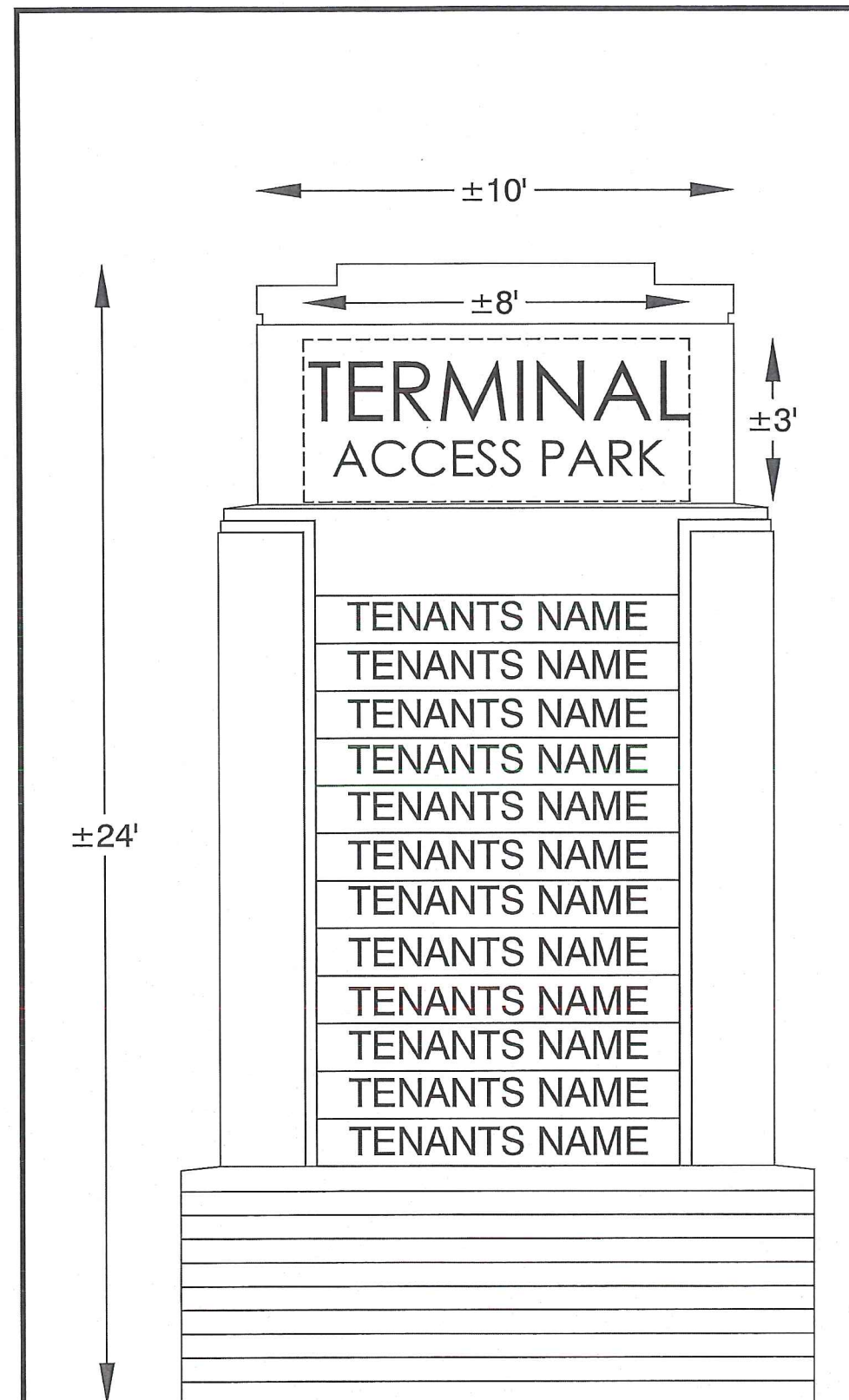
DATE: **1/19/2022**

SHEET TITLE: **UNIFIED SIGN PLAN**

SHEET NUMBER: **C-102**

SCALE 1"=300'

JOB/FILE NUMBER: **20027-00**



- MAX HEIGHT 24'
- TOTAL MAXIMUM SIGN COPY 300 SF
- EACH SIGN MAY BE TWO SIDED
- 15 FT SETBACK FROM PROPERTY BOUNDARY REQUIRED
- IF A SINGLE SIGN IS PLACED WITHIN THE MEDIAN THEN TWO FLANKING SIGNS ARE PERMITTED NORTH & SOUTH OF THE ROADWAY FOR ADJACENT PROPERTIES AS PERMITTED BY CODE
- ONE OF THE SIGNS MAY BE PERMITTED AS AN ELECTRONIC MESSAGE CENTER

Approved as Exhibit C  
MCP Page 4 of 7  
Resolution # E-21-020

DCI 2021-00013

CONSULTANT:



**MORRIS**  
**DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB6691 / LC26500330

**Fort Myers**  
2914 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-5993  
Fax: (239) 337-9994  
Toll free: 866-937-7411

**Tallahassee**  
113 South Monroe Street  
Tallahassee, Florida 32301  
Toll free: 866-937-7341

**Destin**  
5597 Highway 98  
Unit 201  
Santa Rosa Beach, Florida 32459  
Toll free: 866-937-7441

|                               |            |
|-------------------------------|------------|
| REVISIONS                     | DATE       |
|                               |            |
|                               |            |
| PROJECT MANAGER:              | TME        |
| DRAWING BY:                   | MLM        |
| JURISDICTION:                 | LEE COUNTY |
| DATE:                         | 1/19/2022  |
| SHEET TITLE:                  |            |
| UNIFIED SIGN<br>PLAN - SIGN A |            |
| SHEET NUMBER:                 | EX-106     |
|                               |            |
| 20027-00                      |            |

Additional info dated 01-20-2022



PROJECT:  
**TERMINAL ACCESS MPD**

LOCATION:  
ACCESS UNDETERMINED  
LEE COUNTY, FLORIDA

CLIENT:  
**Knott**  
Realty Group

CONSULTANT:  
**MORRIS DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB6691 / LC26000330

**Fort Myers**  
2914 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3993  
Fax: (239) 337-3994  
Toll free: 866-337-7341

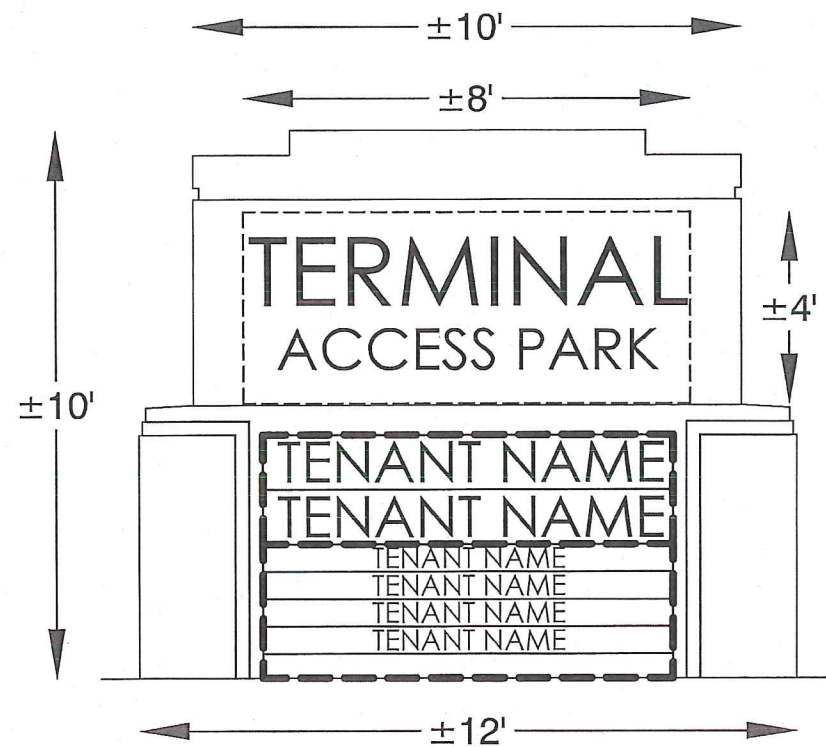
**Tallahassee**  
113 South Monroe Street  
1st Floor  
Tallahassee, Florida 32301  
Toll free: 866-337-7341

**Destin**  
5597 Highway 98  
Unit 201  
Santa Rosa Beach, Florida 32459  
Toll free: 866-337-7341

| REVISIONS        | DATE                       |
|------------------|----------------------------|
|                  |                            |
|                  |                            |
|                  |                            |
| PROJECT MANAGER: | TME                        |
| DRAWING BY:      | MML                        |
| JURISDICTION:    | LEE COUNTY                 |
| DATE:            | 1/19/2022                  |
| SHEET TITLE:     | UNIFIED SIGN PLAN - SIGN B |
| SHEET NUMBER:    | EX-107                     |
|                  |                            |
|                  | 20027-00                   |

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Additional info dated 01-20-2022



- MAX HEIGHT 10'
- TOTAL SIGN COPY PER SIGN IS 32 SF
- IF TENANT PANELS ARE PROVIDED  
TOTAL SIGN COPY PER SIGN IS 64 SF
- TENANT PANELS MAY BE PROVIDED AT  
MAXIMUM 8 SF EACH
- EACH SIGN MAY BE TWO SIDED
- MUST BE SETBACK 5' FROM PROPERTY  
BOUNDARY

Approved as Exhibit C  
MCP Page 6 of 7  
Resolution # 221080

DCI 2021-00013

PROJECT:  
**TERMINAL  
ACCESS MPD**

LOCATION:  
**ACCESS UNDETERMINED  
LEE COUNTY, FLORIDA**

CLIENT:  
**Knott**  
Realty Group

CONSULTANT:  
**MORRIS DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

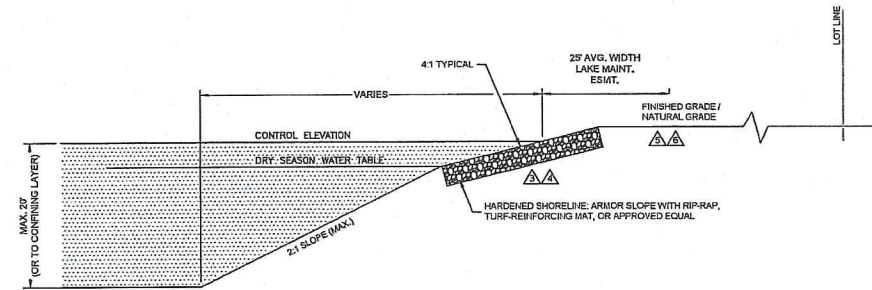
**Fort Myers**  
2914 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3993  
Fax: (239) 337-3994  
Toll free: 866-337-7341

**Tallahassee**  
113 South Monroe Street  
Unit 201  
Tallahassee, Florida 32301  
Toll free: 866-337-7341

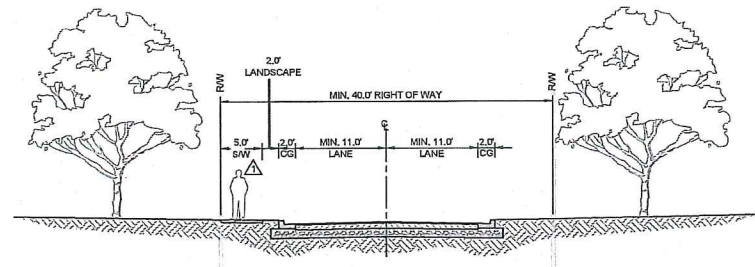
**Destin**  
5597 Highway 98  
Unit 201  
Santa Rosa Beach, Florida 32459  
Toll free: 866-337-7341

| REVISIONS        | DATE                          |
|------------------|-------------------------------|
|                  |                               |
|                  |                               |
|                  |                               |
| PROJECT MANAGER: | TME                           |
| DRAWING BY:      | MML                           |
| JURISDICTION:    | LEE COUNTY                    |
| DATE:            | 1/19/2022                     |
| SHEET TITLE:     | UNIFIED SIGN<br>PLAN - SIGN C |
| SHEET NUMBER:    | EX-108                        |
|                  |                               |
|                  | 20027-00                      |

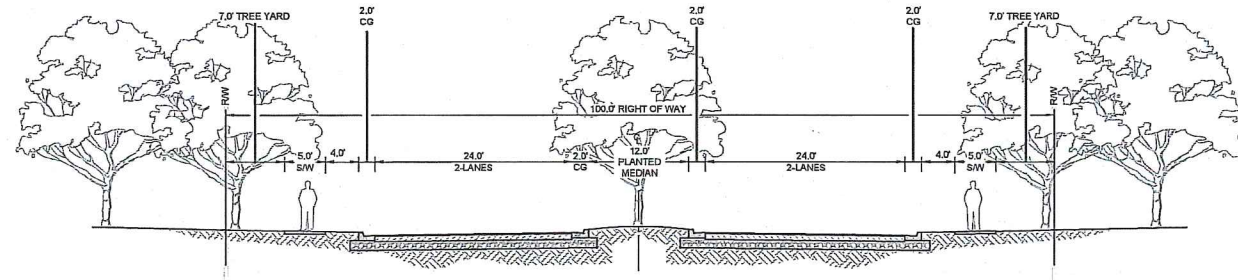
© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2022 ALL RIGHTS RESERVED. 6/2/2027 - terminal access permitting/Plans/2027-00 mcp2027-00 EX-108 Unified Sign Plan Details.dwg 5X-108- Jan 19 2022 04:27:40 pm PLOTTED BY: rlnchdhol



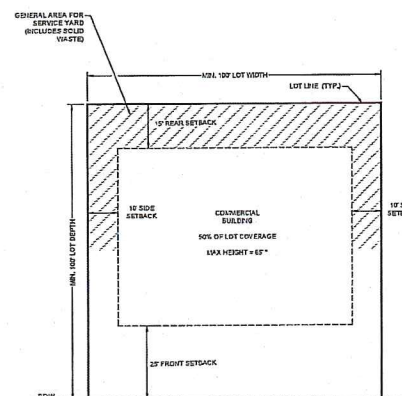
① TYPICAL LAKE SECTION



② LOCAL ROAD WITHOUT MEDIAN



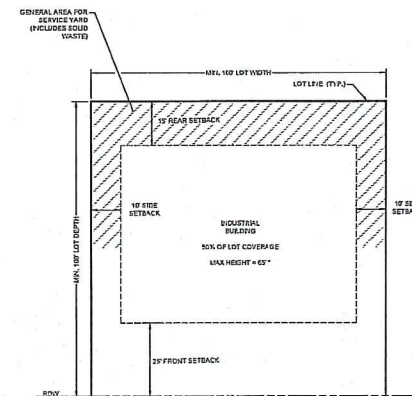
### 3 ENTRY ROAD WITH MEDIAN & TREE YARD



④ TYPICAL COMMERCIAL LOT  
- COMMERCIAL INCLUDES RETAIL AND OFFICE USES

NOTE:  
- COMMERCIAL LOT TO INCLUDE INTERCONNECTION TO ADJACENT  
LOTS IS REQUIRED ON SIDE AND/OR REAR LOT LINES

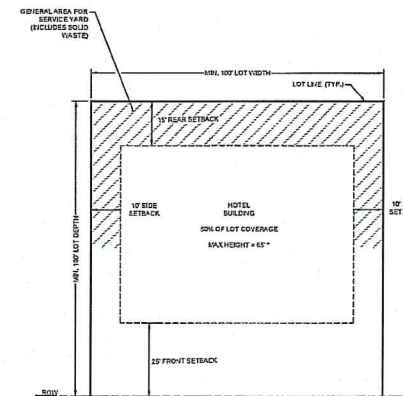
\* MAXIMUM BUILDING HEIGHT WILL BE DETERMINED AT THE TIME OF  
DEVELOPMENT ORDER BASED ON THE AIRPORT HEIGHT  
RESTRICTION LINES.



5 TYPICAL INDUSTRIAL LOT

NOTE:  
INDUSTRIAL LOT TO INCLUDE INTERCONNECTION TO ADJACENT  
LOTS IS REQUIRED ON SIDE AND/OR REAR LOT LINES

\* MAXIMUM BUILDING HEIGHT WILL BE DETERMINED AT THE TIME OF  
DEVELOPMENT ORDER BASED ON THE AIRPORT HEIGHT  
RESTRICTION LINES.



⑥ TYPICAL HOTEL LOT

NOTE:  
- HOTEL LOT TO INCLUDE INTERCONNECTION TO ADJACENT LOTS IS  
REQUIRED ON SIDE AND/OR REAR LOT LINES

\* MAXIMUM BUILDING HEIGHT WILL BE DETERMINED AT THE TIME OF  
DEVELOPMENT ORDER BASED ON THE AIRPORT HEIGHT  
RESTRICTION LINES.

- NOTES**
- |   |                                           |
|---|-------------------------------------------|
| 1 | ENHANCED TYPE 'D' BUFFER, SEE CONDITION 4 |
| 2 | PRESERVE TO PROVIDE BUFFER                |
| 3 | 15' TYPE 'D' BUFFER                       |

**Request: Rezoning to MPD for Industrial and Commercial uses.**

Lee Tran Route 50

Lee County Utilities will service the proposed project.

Thirty feet (30') principal setback from indigenous areas to be provided.

The entire property is within the Airport Wildlife Hazard Protection Zone (AWHPZ).

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### DEVIATIONS

- ⚠️ SIDWALK ON ONE SIDE OF ROAD
- ⚠️ SINUOUS LAKE BANKS
- ⚠️ 100% MAX HARDENED SHORELINE
- ⚠️ 4:1 SLOPE - LAKE DEVIATION
- ⚠️ ELIMINATE LITTORAL SHELFS
- ⚠️ 100% TREES IN LIEU OF LITTORAL SHELFS
- ⚠️ 0.5 MAX FOOT CANDLE
- ⚠️ ALLOW SIGN B AT THREE LOCATIONS ALONG I-75
- ⚠️ ALLOW SIGN B TO EXCEED SIGN COPY AREA
- ⚠️ ALLOW SIGN C TO EXCEED MAX HEIGHT
- ⚠️ ALLOW SIGN C TO EXCEED COPY AREA
- ⚠️ ALLOW SIGN C TO EXCEED TENANT PANEL COPY AREA

PROJECT:

TERMINAL  
ACCESS MPD

**LOCATION:**

ACCESS UNDETERMINED  
LEE COUNTY, FLORIDA

**CLIENT:**



CONSULTANT:



**MORRIS DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA 110, 5532 / FL CERT 110, LB5891 / LC26060330

**Fort Myers**  
2914 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3293  
Fax: (239) 337-3994  
Toll free: 866-337-7341

|                            |                                 |
|----------------------------|---------------------------------|
| <b>Tallahassee</b>         | <b>Destin</b>                   |
| 113 South Monroe Street    | 5597 Highway 98                 |
| 1st Floor                  | Unit 201                        |
| Tallahassee, Florida 32301 | Santa Rosa Beach, Florida 32459 |
| Toll free: 866-337-7341    | Toll free: 866-337-7341         |

PREPARED BY:

|                                              |            |
|----------------------------------------------|------------|
| REVIEWS                                      | DATE       |
|                                              |            |
|                                              |            |
|                                              |            |
|                                              |            |
|                                              |            |
| PROJECT MANAGER:                             | TME        |
| DRAWING BY:                                  | MML        |
| JURISDICTION:                                | LEE COUNTY |
| DATE:                                        | 1/19/2022  |
| SHEET TITLE:                                 |            |
| NOTES, DEVIATIONS<br>AND TYPICAL<br>SECTIONS |            |
| SHEET NUMBER:                                | C-501      |
| JOB/FILE NUMBER:                             |            |
| 20027-00                                     |            |

Approved as Exhibit C  
 HICP Page 7 of 7  
 Resolution # Z-21-020

DCI 2021-00013

**Terminal Access  
Mixed Use Planned Development  
ADD2022-00121**

**Schedule of Uses**

**Industrial (ID)**

Accessory Uses and Structures  
Administrative Offices  
Aircraft Food Service and Catering  
Animals: Clinic or Kennel  
ATM (Automatic Teller Machine)  
Auto Repair and Service, All Groups  
Broadcast Studio, Commercial Radio and Television  
Building Material Sales  
Business Services, All Groups  
Bus station/depot  
Cleaning and Maintenance Services  
Cold Storage, Pre-cooling, Warehouse and Processing Plant  
Communication Facilities, Wireless  
Computer and Data Processing Services  
Contractors and Builders, All Groups  
Drive-through facility (for any permitted use)  
Entrance Gates and Gatehouse  
Emergency Operations Center  
Essential Services  
Essential Service Facilities, Group I and Group II (limited to communication, telephone and electrical distribution facilities, and electrical substations)  
Excavation, Water Retention  
Factory Outlets (Point of Manufacture Only)  
Farm equipment, sales, storage, rental or service  
Fences, Walls  
Freight and Cargo Handling Establishments  
Gasoline Dispensing System, Special  
Heliport or Helistop  
Hotel/Motel  
Laundry or Dry Cleaning, All Groups  
Maintenance Facility (Government)  
Manufacturing of:  
    Apparel Products  
    Boats  
    Chemical and Allied Products: Group I and II, with Group II limited to Soaps, Detergents, Perfumes, Cosmetics, and other Toilet Preparations. Further limited to indoor manufacturing.

- Electrical Machinery and Equipment
- Fabricated Metal Products: all Groups
- Food and Kindred Products: Groups II and III
- Furniture and Fixtures
- Leather Products: Group II only
- Lumber and Wood Products: Groups I, II, III, IV, V and VI
- Machinery: All Groups
- Measuring, Analyzing, and Controlling Instruments
- Novelties, Jewelry, Toys, and Signs: All Groups
- Paper and Allied Products: Groups II and III
- Rubber and Plastic Products: All Groups
- Stone, Clay, Glass and Concrete Products: Group I
- Transportation Equipment: Groups I, II, III and IV
- Medical Office
- Mini-warehouse
- Motion Picture Production Studio
- Non-store Retailers: All Groups
- Paint Glass and Wallpaper
- Parcel and Express
- ServicesParking Lot:
  - Accessory
  - Garage, Public Parking
  - Temporary
- Personal Services: Group I and Group III
- Photo Finishing Laboratory
- Post Office
- Printing and Publishing
- Processing, Packaging and Warehousing
- Rental or Leasing Establishment: Groups II, III, and IV
- Repair Shops: All Groups
- Research and Development Laboratories: All Groups
- Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises
- Schools, commercial, Charter and private schools not permitted in Residential and Educational Protection Zone
- Self-service Fuel Pumps
- Signs
- Storage:
  - Indoor
  - Outdoor
  - Open, including RV Storage
- Transportation Services: Groups II, III, and IV
- Trucking Terminal
- Vehicle and Equipment Dealers: Groups II, III, IV and V
- Warehouse:

Cold Storage

High Cube

Private

Public

Wholesale Establishments: Groups III and IV

### **Commercial (COM)**

#### **Stand Alone Retail Commercial**

Auto Parts Store, with installation services

Auto Service Station

Bait and Tackle Shop

Bar and Cocktail Lounge, in conjunction with a restaurant

Boat Parts Store

Boat Sales

Building Material Sales

Car Wash

Clothing stores, general

Convenience Food and Beverage Store, limited to one store with 36 fuel pumps

Consumption on Premises, in conjunction with a Restaurant

Department Store

Farm equipment, sales, storage, rental or service

Food stores, All Groups

Hardware Store

Hobby, Toy and Game Shops

Household and office furnishings, All Groups

Lawn and Garden Supply Stores

Package Store

Personal Services, All Groups

Pet Services

Pet Shop

Plant Nursery

Recreational Facility, Commercial, All Groups

Rental or Leasing Establishments, Groups I, II, and III

Restaurants, All Groups

Specialty Retail Shops, all groups

Used Merchandise Stores, Groups I and II

Variety Store

Vehicle and Equipment Dealers: All Groups

### **Commercial**

Accessory Uses and Structures

Administrative Offices

Animals: Clinic or Kennel, Control center

Auto Repair and Service  
Banks and financial establishments, Group I  
Boat Repair and Service  
Broadcast Studio, Commercial Radio and Television  
Business Services, All Groups  
Bus station/depot  
Cleaning and Maintenance Services  
Communication Facilities, Wireless  
Computer and data processing services  
Contractors and Builders, All Groups  
Drive-through facility (for any permitted use)  
Emergency Operations Center  
Entrance Gates and Gatehouse  
Essential Services  
Essential Service Facilities, Group I and Group II (limited to communication, telephone  
and electrical distribution facilities, and electrical substations)  
Excavation, Water Retention  
Fences, Walls  
Freight and Cargo Handling Establishments  
Gasoline Dispensing System, Special  
Heliport  
Health care facilities, Group II and III (Group II prohibited in Airport Noise Zone B)  
Hotel/motel  
Laundry or Dry Cleaning, Group I  
Maintenance Facility (Government)  
Manufacturing of:  
    Apparel Products  
    Electrical Machinery and Equipment  
    Fabricated Metal Products: Group III only  
    Food and Kindred Products: Group III only  
    Furniture and Fixtures  
    Leather and Leather Products: Group II only  
    Lumber and Wood Products: Group II only  
    Measuring, Analyzing, and Controlling Instruments  
    Novelties, Jewelry, Toys, and Signs: All Groups  
Medical Office  
Mini-warehouse  
Motion Picture Production  
StudioNon-store Retailers: All Groups  
Parcel and Express  
Services Parking Lot:  
    Accessory  
    Commercial

- Garage, Public Parking
- Temporary
- Photofinishing Laboratory
- Post Office
- Printing and Publishing
- Processing and Warehousing
- Real Estate Sales Office, for sales within the development only
- Rental or Leasing Establishment: Groups II, III, and IV
- Repair Shops: Groups I, II, III, IV, and V
- Research and Development Laboratories: Groups II and IV
- Restaurants: Groups I and II, only when located in a multiple-occupancy complex
- Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises
- Schools, commercial, Charter and private schools not permitted in Residential and Educational Protection Zone
- Signs
- Social Services: All Groups (Groups III and IV not permitted in Airport Noise Zone B)
- Storage:
  - Indoor
  - Outdoor
  - Open
- Studios
- Transportation Services: Groups II, III and IV
- Trucking Terminal
- Warehouse:
  - High Cube
  - Private
  - Public
  - Cold Storage Only
- Wholesale Establishments: Groups III and IV