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Terminal Access MPD
Administrative Amendment
Request Narrative

The Terminal Access project is a combination of three parcels 34-45-25-00-00004.0000, 35-45- 25-00-00007.0000 and 35-45-25-00-00001.0000 for a total project area of approximately 270.4 acres. The subject property is located within the Tradeport Future Land Use and Gateway/Airport Planning Community and zoned MPD. The property is bounded on three sides by major roadways, to the west Interstate 75, to the south Terminal Access Road, and to the east Treeline Avenue.



Figure 1. Subject Property

Background

The subject property is located in an area of Lee County with existing industrial and commercial development that supports regional employment and logistics due to the immediate proximity of the Southwest International Airport and arterial road, Treeline Avenue. The combination of the three parcels represent the last remaining undeveloped parcels along this portion of Treeline Avenue. The subject property has been previously cleared and all parcels are utilized for agricultural activities.

Future Land Use

The subject property is located within the Tradeport future land use category, which is defined by Policy 1.1.13 of the Lee Plan as “areas [of] commercial and industrial lands adjacent to the airport. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport-related terminals or transfer facilities; hotels/motels, meeting facilities; and office uses.” Consistent with this category, the approved schedule of uses for the Mixed Use Planned Development includes light industrial and commercial uses supporting logistics, research and development, medical office, and some convenience commercial.

Mixed Use Planned Development & Request

The subject property was rezoned to Mixed Use Planned Development by Resolution Z-21-020 on March 2, 2022. As part of the public hearing process, it was determined uses previously permitted on a portion of the property via an MPD resolution; where not permitted per the LDC Use Table 34-934. On May 17, 2022 the Board of County Commissioners approved Ordinance 22-12; which approved the following manufacturing uses within a planned development.

- Chemical and allied products, Group I
- Fabricated metal products, Group I
- Lumber and wood products, Groups I, III, IV, V, and VI
- Machinery, all groups
- Rubber and plastic products, Group I
- Transportation equipment, Groups II, III, IV

Due to the property’s location within the Tradeport Future Land Use and proximity to the Southwest Florida International Airport, a number of manufacturing uses are requested to be added to the Industrial use category outlined in Z-21-020. Policy 1.1.13 of the Lee Plan identifies the Tradeport Future Land Use category as the appropriate location for commercial and industrial lands adjacent to the airport and establishes that developments within this category will have “light manufacturing or assembly, warehousing and distribution facilities; research and development activities; laboratories; ground transportation and airport-related terminals or transfer facilities...” In consideration of these expected uses, the applicant is requested the above uses be added to the schedule of uses for the Industrial category and permitted within the MPD. The properties surrounding the subject property are also within the Tradeport FLU and zoned IPD or MPD. Therefore the requested uses with the existing conditions of Z-21-020 will be compatible with the existing surrounding uses. There is no residential proximate to the subject property or along the Treeline Corridor between Daniels Parkway and Alico Road.