

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) ¹	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 2nd 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'

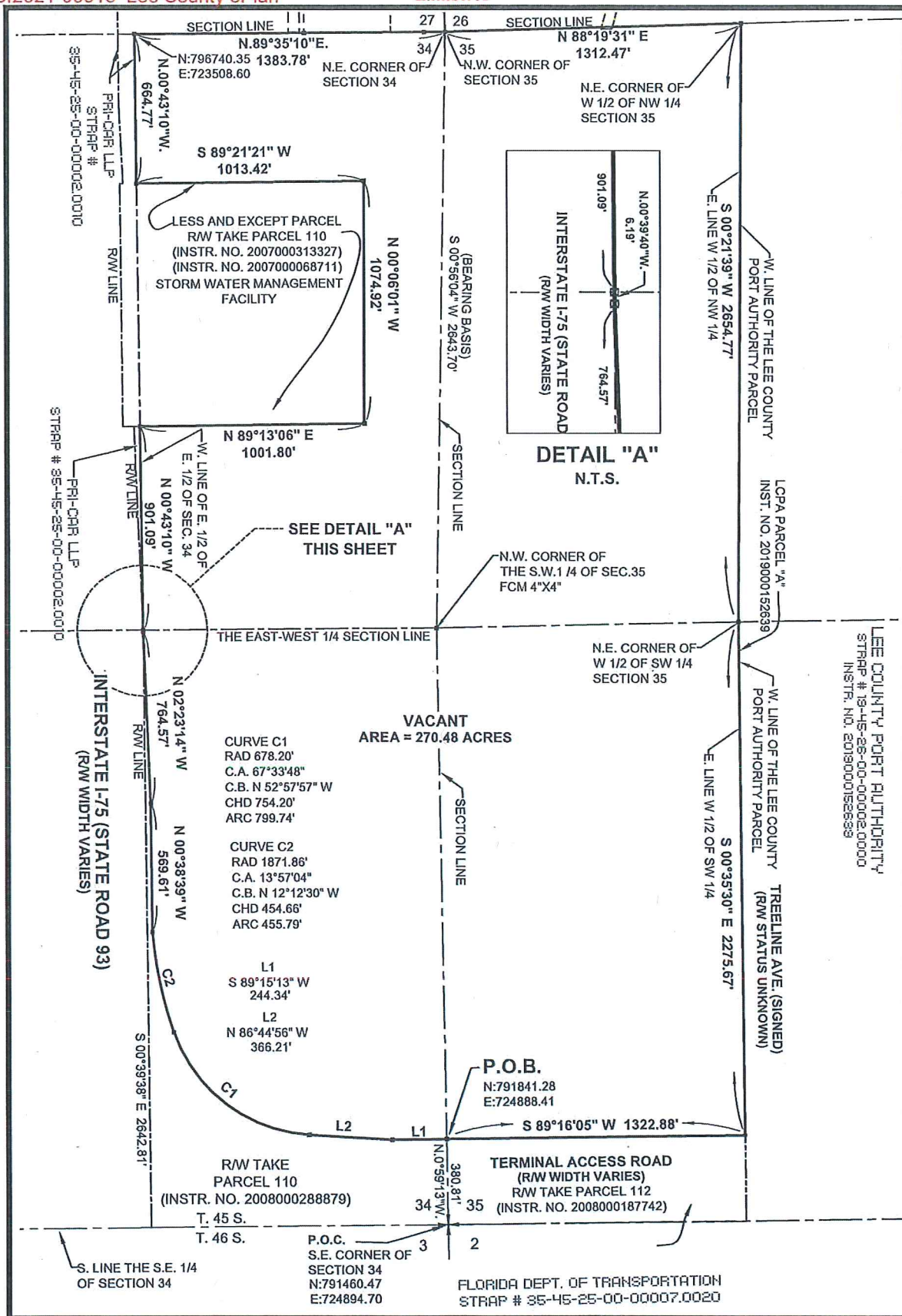
THOMAS M. ROOKS JR., P.S.M.
FLORIDA CERTIFICATE NO. 6347

DATE

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

PROJECT: TERMINAL ACCESS LOCATION: SECTION 34 AND 35, T.45 S., R. 25 E., LEE COUNTY, FLORIDA	CONSULTANT: MORRIS DEPEU ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA #060317, CE #140, LBS021, LCC0008026 Fort Myers 2514 Cleveland Avenue Fort Myers, Florida 33901 (941) 337-5500 (941) 337-5504 Toll free 866-337-7341 Tallahassee 115 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free 866-337-7341 Destin 3377 Highway 90 Unit 501 Destin, Florida 32541 Toll free 866-337-7341	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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© COPYRIGHT MORRIS-DEPEU ASSOCIATES, INC. 2021 ALL RIGHTS RESERVED | 20027 - Terminal Access Planning Plans 20227 - Sketch and Description 2027 - 2021-01-15 Combined Boundary S and D Aug - SKETCH AND DESCRIPTION - Jan 23 2021 03:41:18 pm PLOTTED BY: tharby



© COPYRIGHT MORRIS-DEPEW ASSOCIATES, INC. 2021 ALL RIGHTS RESERVED. 1/20/2027 - Terminal Access Forming Plans 20227 - Sketch and Description 2027 - 2021-01-15 Combined Boundary S and D.dwg - SKETCH AND DESCRIPTION - Jan 25 2021 03:41:43 pm PLOTTED BY: bncdy

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 # 102 5330 - FLA # 102 5330 - 18C000000000000000

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Destin
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Destin, Florida 32541
Tel: 850 656 5377

CLIENT:

Knott
Realty Group

SCALE 1"=500'

PROJECT MANAGER: **TMR**

DRAWING BY: **TAB**

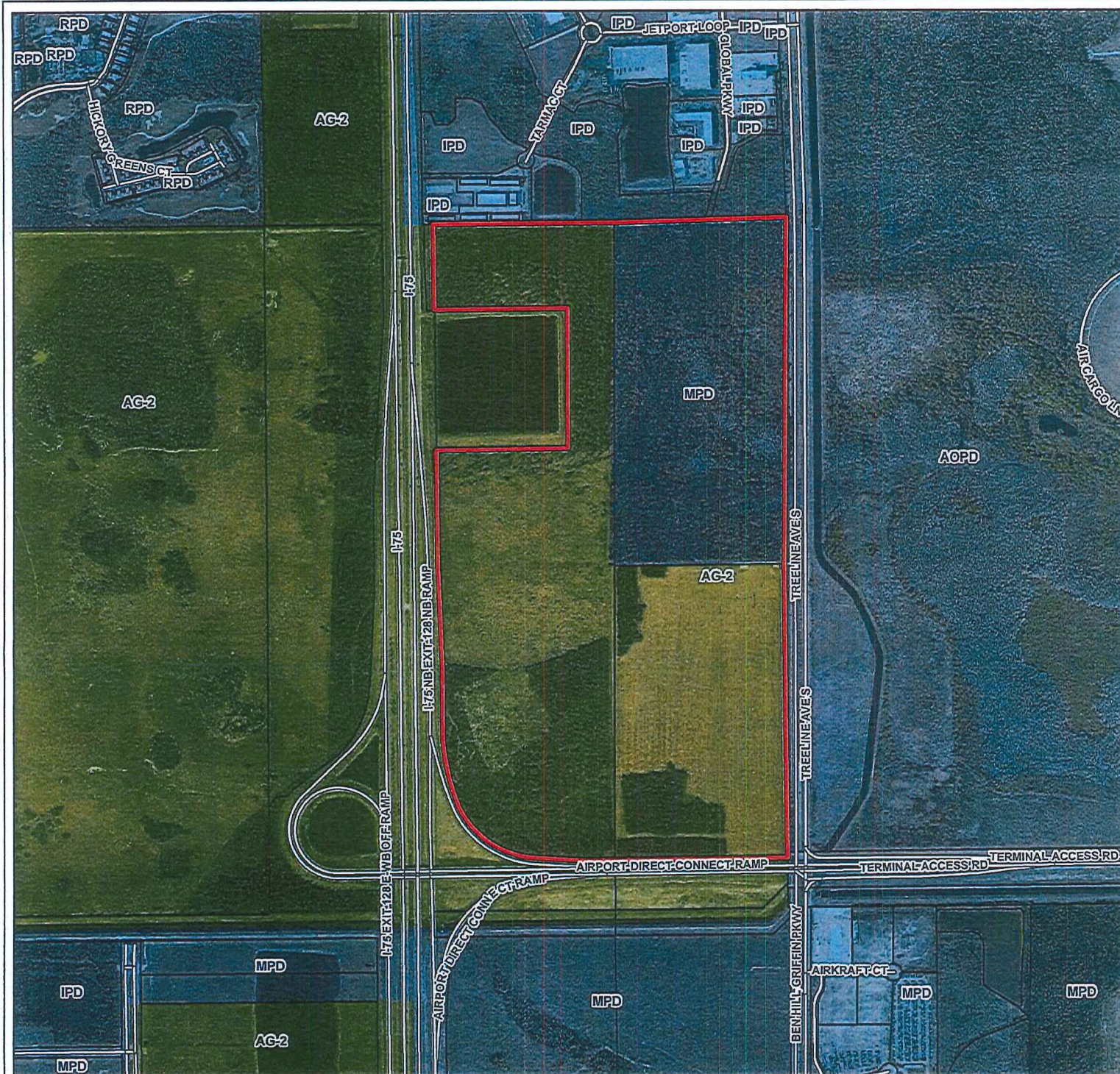
JURISDICTION: **LEE COUNTY, FL.**

DATE: **01-25-2021**

SHEET TITLE: **SKETCH AND DESCRIPTION**

SHEET NUMBER: **2 OF 2**

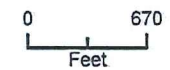
JOB/FILE NUMBER: **20027**



DCI2021-00013 Zoning

Legend

- Subject Parcel
- City Limits



Additional info dated 01-20-2022

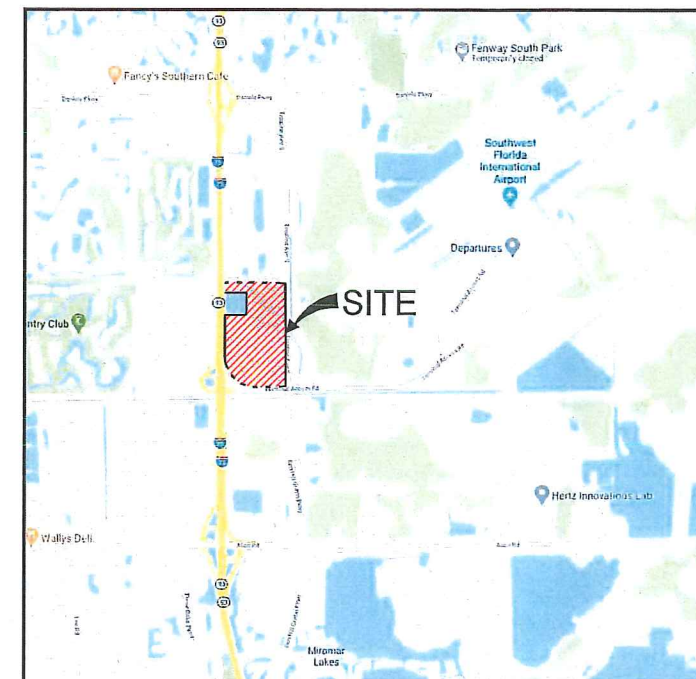
MASTER CONCEPT PLAN FOR
TERMINAL ACCESS MPD
LEE COUNTY, FLORIDA
SECTION 34, TOWNSHIP 45, RANGE 25E
LEE COUNTY, FLORIDA



SITE VICINITY MAP

N.T.S.

SHEET INDEX				
BID	CONSTRUCTION	LEE COUNTY	SP/MD	LC/UD/HH/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

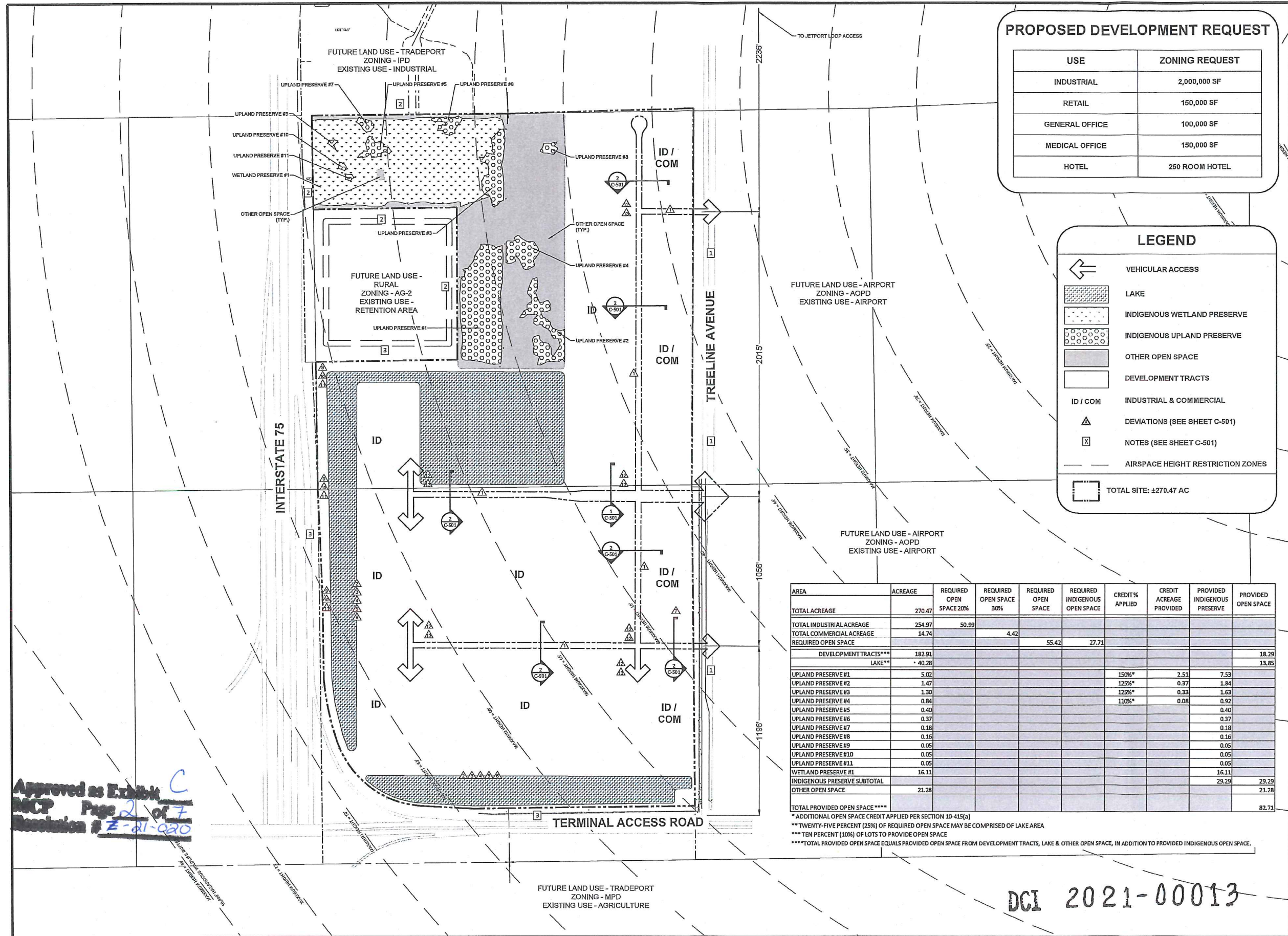
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Approved as Exhibit C
MCP Page 1 of 7
Resolution # 2-21-020

DCI 2021-00013

PROJECT:	TERMINAL ACCESS MPD
LOCATION:	ACCESS UNDETERMINED LEE COUNTY, FLORIDA
CLIENT:	Knott Really Group
CONSULTANT:	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA 110, 6532 / FL CERT 110, 136891 / LC26000320 Fort Myers 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341 Tallahassee 112 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
PREPARED BY:	
REVISIONS	DATE
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

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
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 Toll free: 855-337-7341

Destin
 5597 Highway 90
 Unit 201
 Santa Rosa Beach, Florida 32459
 Toll free: 855-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: TME
 DRAWING BY: MML
 JURISDICTION: LEE COUNTY
 DATE: 1/19/2022

SHEET TITLE: **MASTER CONCEPT PLAN**

SHEET NUMBER: C-101

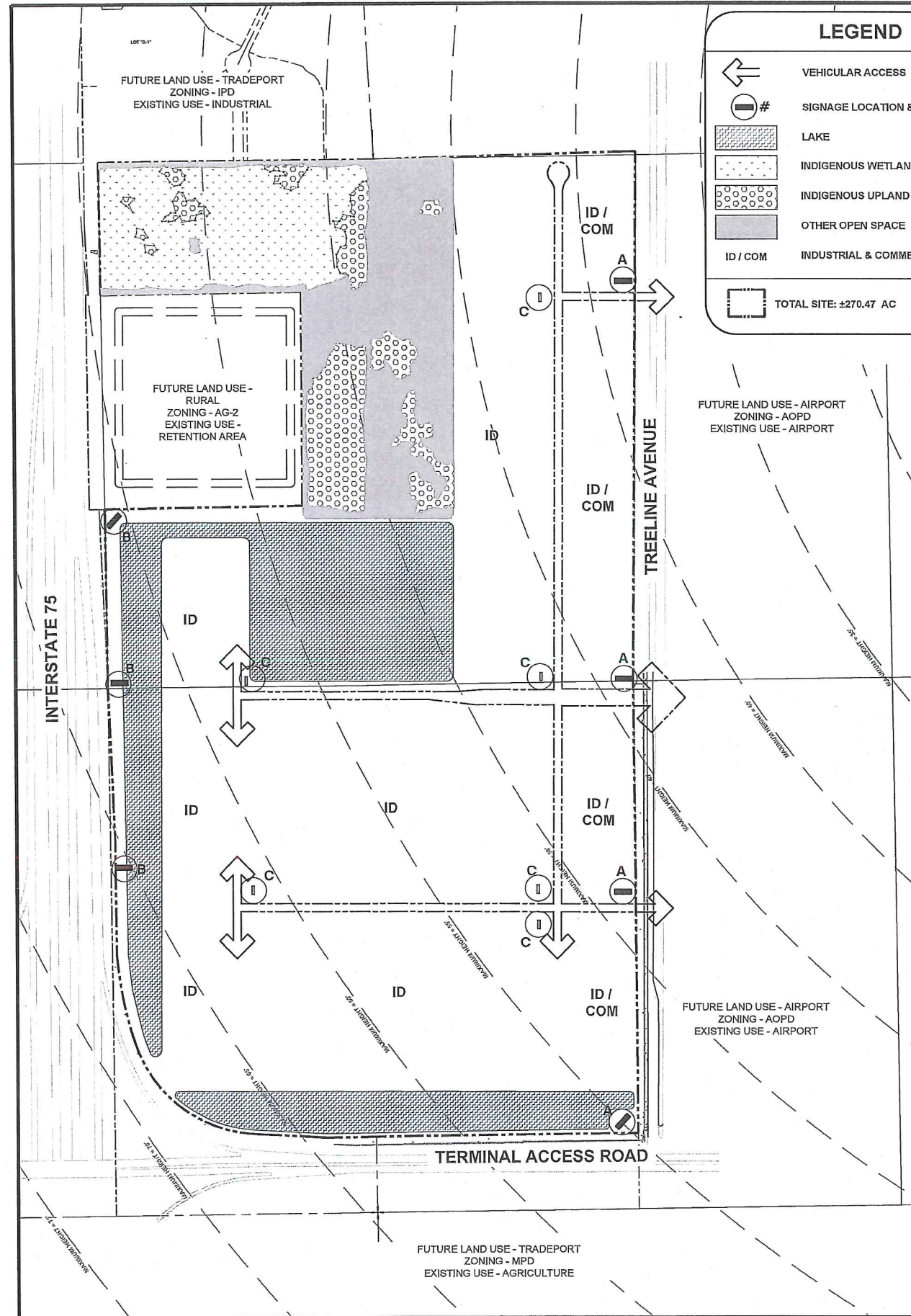
SCALE 1"=300'

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

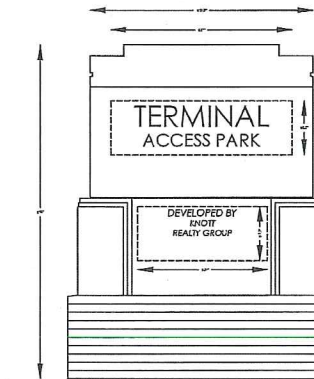
ID / COM INDUSTRIAL & COMMERCIAL

TOTAL SITE: ±270.47 AC



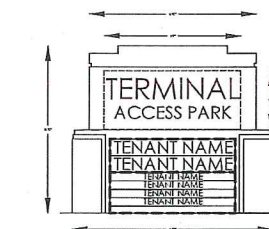
- MAX HEIGHT 24'
- TOTAL MAXIMUM SIGN COPY 300 SF
- EACH SIGN MAY BE TWO SIDED
- 15 FT SETBACK FROM PROPERTY BOUNDARY REQUIRED
- IF A SINGLE SIGN IS PLACED WITHIN THE MEDIAN THEN TWO FLANKING SIGNS ARE PERMITTED NORTH & SOUTH OF THE ROADWAY FOR ADJACENT PROPERTIES AS PERMITTED BY CODE
- ONE OF THE SIGNS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

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Toll free: 855-337-7341

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Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 855-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: TIME

DRAWING BY: MML

JURISDICTION: LEE COUNTY

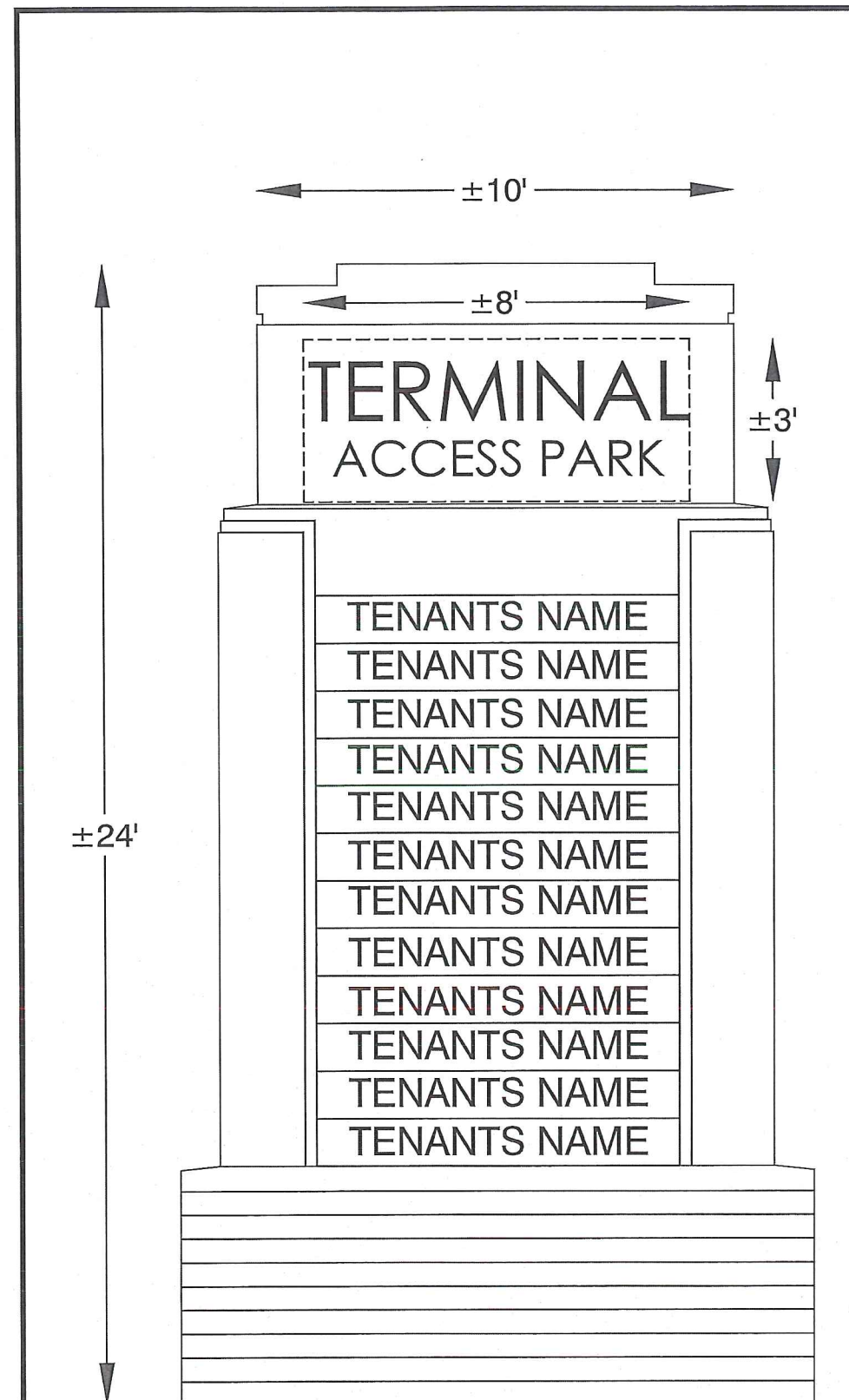
DATE: 1/19/2022

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
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Destin
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Santa Rosa Beach, Florida 32459
Toll free: 866-937-7441

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	1/19/2022
SHEET TITLE:	
UNIFIED SIGN 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. LB6891 / LC26000330

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(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

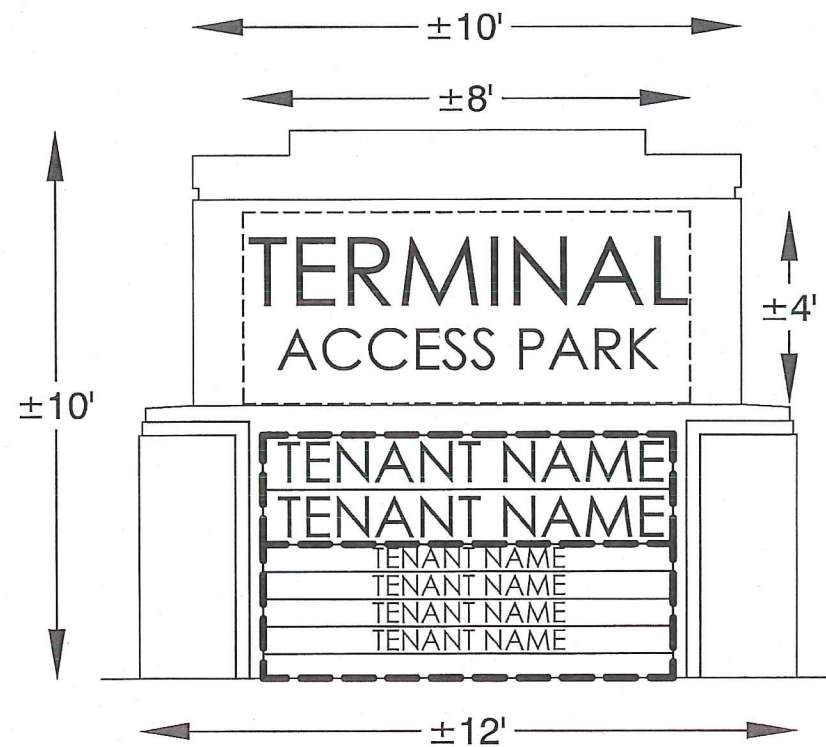
Tallahassee
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1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

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 # 2-21080

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

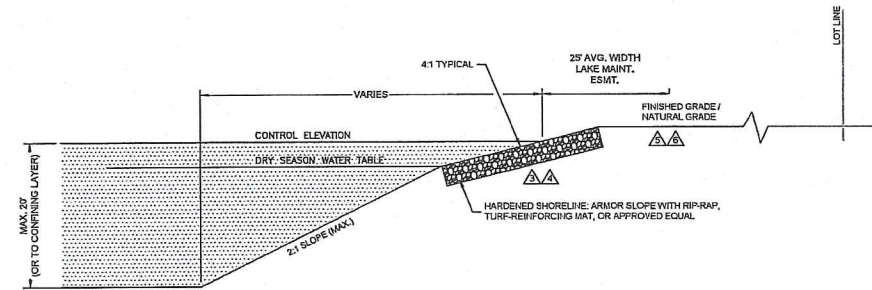
Fort Myers
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Fort Myers, Florida 33901
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Fax: (239) 337-3994
Toll free: 866-337-7341

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

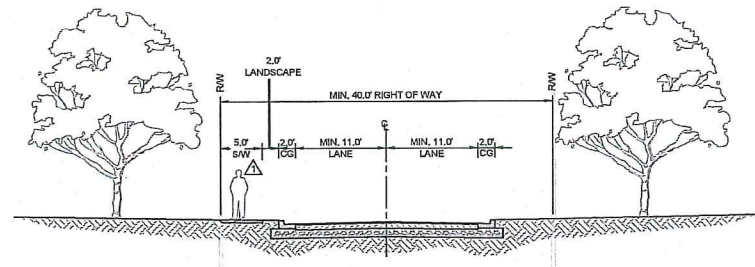
Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

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

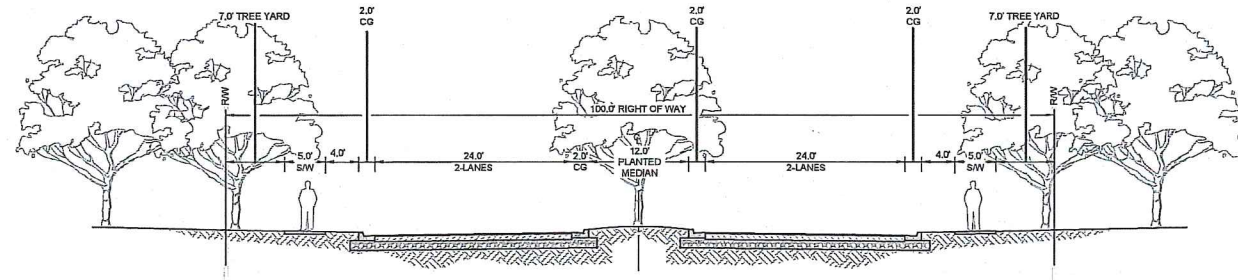
© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2022 ALL RIGHTS RESERVED. 6/2/2027 - terminal access permitting/Plans/2027-00 mcp2027-00 EX-108 Unified Sign Plan Details.dwg 5X-108- Jan 19 2022 04:27:40 pm PLOTTED BY: rlnchdhol



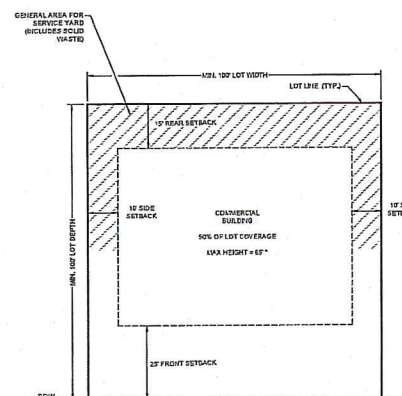
① TYPICAL LAKE SECTION



② LOCAL ROAD WITHOUT MEDIAN



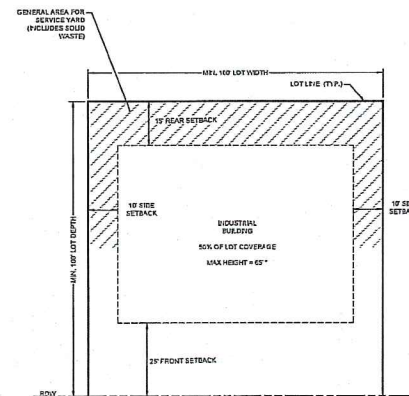
3 ENTRY ROAD WITH MEDIAN & TREE YARD



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

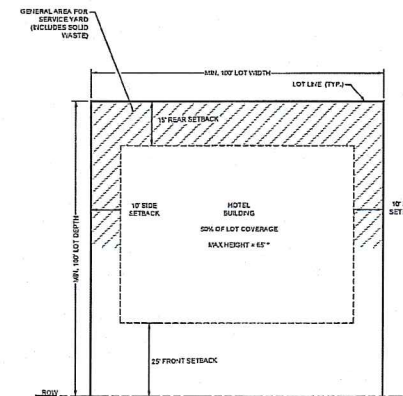
* MAXIMUM BUILDING HEIGHT WILL BE DETERMINED AT THE TIME OF
DEVELOPMENT ORDER BASED ON THE AIRPORT HEIGHT
RESTRICTION LINES.



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).

DEVIATIONS

-  SIDEWALK ON ONE SIDE OF ROAD
-  SINUOUS LAKE BANKS
-  100% MAX HARDENED SHORELINE
-  4:1 SLOPE - LAKE DEVIATION
-  ELIMINATE LITTORAL SHELVE
-  100% TREES IN VIEW OF LITTORAL SHELVE
-  0.5 MAX FOOT CANDLE
-  ALLOW SIGN B AT THREE LOCATIONS ALONG I-75
-  ALLOW SIGN B TO EXCEED SIGN COPY AREA
-  ALLOW SIGN B 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

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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:	TIME
DRAWING BY:	MM/L
JURISDICTION:	LEE COUNTY
DATE:	1/19/2022
SHEET TITLE:	
NOTES, DEVIATIONS AND TYPICAL 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