

Exhibit I

GULF LANDINGS LOGISTIC CENTER
SECTION B. CONDITIONS

Changes are shown in ~~strike through~~/underline below:

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

1. Development must be consistent with the 2-page MCP entitled "~~Youngequist Trade Center~~ Gulf Landings Logistic Center Master Concept Plan" prepared by Atwell Waldrop Engineering, date stamped received July [Insert date] ~~June 18, 2023~~~~49~~, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with the Lee Plan and the LDC at time of local development order approval, except where deviations have been approved by this resolution. Changes to the MCP require further development approvals.
2. No changes
3. No changes
4. Environmental
 - a. Development order plans must be in substantial compliance with the open space table and delineate preserves in substantial compliance with the MCP. A minimum of 40.36~~41.19~~+/- acres of existing indigenous plant communities must be preserved within the approximately 83.15~~92.88~~-acre preserve on Parcel A, and 0.83~~+/-~~ acres of existing indigenous plant communities must be preserved within the 4.15-acre preserve on Parcel B.
 - b. The developer must coordinate removal of invasive exotic plants within preserve areas with the Division of Environmental staff. The developer must utilize hand removal methods within indigenous plant communities with 75% or less invasive exotic plant coverage.
 - c. The developer must survey the portion of the property to be cleared pursuant to a development order application for active Big Cypress Fox Squirrel nests prior to issuance of a Vegetation Removal Permit. If the survey identifies active Big Cypress Fox Squirrel nests, the developer must protect the nests with a 125-foot buffer until the nest is confirmed inactive. Onsite preserves provide adequate

habitat for Big Cypress Fox Squirrels, therefore no additional preserves will be required if Big Cypress Fox Squirrels nests are identified.

5. No changes

6. Right-of-way Buffers

a. Interstate 75

Prior to development order approval for vertical construction within Parcels A and B, the development order plans must reflect a 25-foot-wide buffer, within the 50 foot setback, along the west property line.

The buffer must consist of a 2-foot-high berm (3:1 slope) measured from the centerline of the frontage road. The buffer must be planted with 5 trees per 100 linear feet and a double staggered hedge. Palms may substitute for canopy trees at a 3:1 ratio (3 palms to one canopy tree) but may not exceed 50% of the buffer. The landscape plans must specify trees at 14 feet in height and shrubs at 36 inches in height at the time of planting

Required plantings must be installed on the top of the berm or on the west side of the berm near the top. .

Trees and shrubs used to meet the buffer requirement must be indigenous to Southwest Florida. Clustering of trees and shrubs is strongly recommended to create visibility windows and provide a more naturalistic buffer with canopy trees and understory vegetation. Post installation, the hedge must be maintained at a minimum 36 inches in height.

b. Ben Hill Griffin Parkway

Prior to development order approval for vertical construction within Parcels A and B, development order plans must reflect a 15-foot right-of-way buffer along Ben Hill Griffin Parkway.

The buffer must consist of a two-foot-high berm with seven (7) trees, 66 shrubs, and 56 ground cover plants per 100 linear feet (excluding the preserve area).

Required plantings must be located on the top of the berm or near the top of the berm on the east side of the berm.

Trees and shrubs used to meet the buffer requirement must be indigenous to Southwest Florida. Clustering of trees and shrubs is strongly recommended to create visibility windows and provide a more naturalistic buffer with canopy trees and understory vegetation.

C. Non-Vertical Development

Prior to the issuance of a development order for infrastructure, developer must demonstrate there is at least 25 feet of existing native vegetation adjacent to 1-75 and Ben Hill Griffin Parkway. Development orders for vertical development will trigger the installation of landscape buffers indicated in the paragraphs above.

7. No changes

8. No changes

9. No changes

10. No changes

11. No changes

12. No changes

13. No changes

14. No changes

15. No changes

16. No changes

17. Traffic Signal Facilities

The applicant/developer shall perform a planning level traffic signal warrant analysis as a part of Gulf Landings Logistics Center first DO for vertical construction at all connections to the County roadway network based on the buildout intensity of the development. Should the analysis indicate that signal warrants are likely to be satisfied as determined by the County Traffic Engineer, the Developer shall enter into a Signalization Agreement for the proportionate share contribution towards the design and installation/construction of traffic signal facilities at the Hilton Garden Way and Ben Hill Griffin Parkway intersection, the Interstate Commerce Drive and Ben Hill Griffin Pkwy intersection, and the Business Trade Way and Ben Hill Griffin Pkwy intersection as a part of the initial approval for Development at each connection. The proportionate share traffic signal agreement must be reviewed and approved by LCDOT and County Attorney Office staff, executed, and recorded by Lee County Clerk of Circuit Court prior to issuance of first certificate of occupancy for development permitted under this development order.