



GULF LANDINGS LOGISTICS CENTER MPD ADMINISTRATIVE AMENDMENT NARRATIVE

Fort Myers Industrial Owner, LLC (Applicant) is requesting an Administrative Amendment to the Gulf Landings Logistics Center (FKA Youngquist Trade Center and FKA Airport Interstates Commerce Park) Mixed Use Planned Development (MPD) to allow for changes to the Master Concept Plan (MCP), zoning condition 4.a of Resolution Z-18-027 and the addition of a traffic signal warrant analysis and signalization agreement condition. These changes will allow for consistency with the pending Development Order Amendment (DOS2018-10047-A01). Additionally, the Applicant is requesting relief from LDC requirements via two (2) additional deviations to allow alternative location of the plantings required for the 15-foot Type D internal right-of-way (ROW) buffers and to allow a 40-foot setback between Lake A2 and the Ben Hill Griffin Parkway ROW. The provided legal description with this application is limited to the boundaries of this specific Administrative Amendment request.

BACKGROUND/PROJECT HISTORY

The Gulf Landings Logistics Center MPD is comprised of four (4) parcels totaling 283.75 +/- acres and is accessed from Ben Hill Griffin Parkway (a four-lane, county-maintained arterial roadway) and from Alico Road (a six-lane county-maintained arterial roadway). The MPD allows for the development of up to 2,500,000 square feet of industrial; 175,000 square feet of commercial retail; 225,000 square feet of commercial office; 200,000 square feet of medical office; and 360 hotel rooms pursuant to Zoning Resolution Z-21-009. ADD2021-00217 amended the schedule of uses within Zoning Resolution Z-21-009 to include the warehouse, high cube use as defined by the Land Development Code (LDC)

REQUEST NARRATIVE

The following is a summary of changes to the MCP the Applicant is seeking, as depicted in the proposed MCP attached:

- ***Amendment to the MCP to modify Parcel B's MPD Boundary:***

At the time of the rezone/major amendment approved via Z-18-027 the Lake parcel was not under control of the applicant and was not included in the legal description or boundary survey. Therefore, the parcel was never part of the MPD and this discrepancy is being corrected via this Administrative Amendment. References to Parcel A and Parcel B have been removed from the MCP.

- ***Amendment to the MCP to revise the preserve area boundary located within Parcel A and depict the location of the 41.19 +/- acres of existing indigenous preserve area.***

The expansion of the preserve boundary delineated in the Master Concept Plan will result in a total increase of 5.81 acres to the overall preserve area of the development from 87.30 acres to 92.88 acres. 41.19 +/- acres of the retained preserve will consist of existing indigenous plant communities. The resulting increase in preserve acreage is

the result of the removal of 1.36 acres of Conservation Easement and the proposed mitigation of 5.81 acres to be replanted/added.

- ***Amendment to the MCP to configuration lakes and remove Lake A1 in its entirety.***
- ***Amendment to the MCP Land Use Summary Table.***

Update the table to address

1. Update to Parcel A and Parcel B acreages.
2. Acreage breakdown of Native Preservation area and Preserve Restoration has been incorporated.

- ***Amendment to the internal road layout***

Update the internal roadway network to align with the pending DO – Amendment (DOS2018-10047-A01). After discussion with Lee County DOT regarding the internal layout of the southern eastern most tract. In order to assure satisfaction with Zoning Condition 15 which calls for a roadway interconnection with the two projects to the south the Applicant proposed two travel lanes with two foot ribbon curbs to delineate these travel lanes within the southeastern development tract. As discussed with LDOT these travel lanes and proposed alignment with the project to the south will serve to satisfy Zoning Condition 15 as depicted reflected on the proposed MCP.

- ***Modifications to External Access Points to address Phasing.***

Addition of clarifying note that external access points identified on the MCP will be optional and are to be allowed in future phases beyond the initial Phase of development identified in the pending DO- Amendment. No changes to the number or location of the ingress and egress points are being requested.

This MCP amendment would also include an update to Zoning Condition 1 to reflect the amended MCP; updating the stamped received date by the City; and amending Condition 4.a as outlined below in strike and underline format:

4. Environmental

- Development order plans must be in substantial compliance with the open space table and delineate preserve 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.*

The amendment to condition 4.a is proposing to increase the amount of preserve area an additional 5.81 acres within the overall development. There is no change to the acreage of existing indigenous plant communities that must be preserved as a whole, the changes simply add the required 40.36 +/- acres to be preserved in Parcel A with the 0.83 +/- acres required within Parcel B, but the same acreage of indigenous preserve will remain within the former Parcel

A and B boundary. The change to the condition is simply to assure consistency with the pending DO - Amendment and proposed MCP update.

- ***Add traffic signal warrant analysis condition and parameters of signalization agreement should traffic signal facilities be warranted.***

After discussion with LDOT a new condition was agreed upon for the development to assure a timeframe to trigger a traffic signal warrant analysis and specify the parameters of a signalization agreement should the traffic signal warrant analysis indicate that traffic signal facilities are warranted. which reads as follows:

“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.”

As further discussed in the deviation justification document of this application the Applicant is also requesting the revision to Deviation 4 for consistency with removal of Lake A1 from the MCP and approval of two (2) administrative deviations (Deviations 16 & 17) to allow for alternatives to the 15-foot Type D Buffer right-of-way requirement internal to the site as depicted within the “Typical Buffer Conditions Exhibit” and to allow for a 40-foot setback between Lake A2 and the Ben Hill Griffin Parkway ROW instead of 50 feet.

CONCLUSION

The proposed amendments qualify for administrative approval. In accordance with LDC §34-174 (i), this amendment request does not propose an increase to height, density or intensity within the development. Similarly, the amendment will not result in the substantial underutilization of public resources and infrastructure committed to the support of the development, will not reduce required open space, buffering, landscaping and preservation areas, and will not adversely impact surrounding land uses.

Based upon this application’s compliance with all other conditions in Z-18-027, as amended by Z-21-0009 and ADD2021-00217, the Lee Plan, and administrative thresholds set forth in §34-380, the Applicant respectfully requests staff approval of the proposed administrative amendment.