



GULF LANDINGS LOGISTICS CENTER MPD ADMINISTRATIVE AMENDMENT NARRATIVE

Fort Myers Industrial Owner, LLC 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) and zoning condition 4.a of Resolution Z-18-027. These changes will allow for consistency with the pending Development Order Amendment (DOS2018-10047-A01).

BACKGROUND/PROJECT HISTORY

The Gulf Landings Logistics Center MPD is comprised of four (4) parcels totaling 312.5 +/- 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 preserve area boundary located within Parcel A.***

The expansion of the preserve boundary delineated in the Master Concept Plan will result in a total increase of 5.58 acres to the overall preserve area of the development from 87.30 acres to 92.88 acres. 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.

- ***Amendment to the MCP Land Use Summary Table.***

Update the table to address the increased preserve acreage.

- ***Amendment to Parcel B's boundary shifting 4.1 acres to the south of Lake A4 on the MCP to Parcel A.***

This acreage will shift all the preserve located within Parcel B to Parcel A.

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

Update the internal roadway network to align with the pending DO – Amendment (DOS2018-10047-A01).

- **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

- a. *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 40.3641.19+/- acres of existing indigenous plant communities must be preserved within the approximately 83.1592.88-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 5.58 acres within the overall development and identifies the boundary shift of Parcel B preserve acreage into the new Parcel A boundary. There is no change to the acreage of existing indigenous plant communities that must be preserved as a whole. The change to the condition is simply to assure consistency with the pending DO - Amendment and proposed MCP update.

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.