

From: [Workman, Elizabeth](#)
To: [Jeremy Arnold](#); [Price, Robert](#); [Alexis Crespo](#)
Cc: [Josephine Medina](#)
Subject: RE: ADD2022-00206 Gulf Landings Logistic Center
Date: Tuesday, June 20, 2023 6:10:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.jpg](#)

Josie,

Please resend a complete package with the environmental, buffer, and the DOT condition so I have all documents in one e-mail. I will need to upload these since the case is open.



Beth Workman | Principal Planner

Department of Community Development, Zoning Section

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From: Jeremy Arnold <jarnold@atwell-group.com>
Sent: Tuesday, June 20, 2023 1:44 PM
To: Workman, Elizabeth <EWorkman@leegov.com>; Price, Robert <RPrice@leegov.com>; Alexis Crespo <acrespo@rviplanning.com>
Cc: Josephine Medina <jmedina@rviplanning.com>
Subject: [EXTERNAL] RE: ADD2022-00206 Gulf Landings Logistic Center

I'm fine with that.

The DOS number I provided is the first DO with vert. construction.

Jeremy H. Arnold, PE

Vice President

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From: Workman, Elizabeth <EWorkman@leegov.com>

Sent: Tuesday, June 20, 2023 8:34 AM

To: Price, Robert <RPrice@leegov.com>; Alexis Crespo <acrespo@rviplanning.com>; Jeremy Arnold <jarnold@atwell-group.com>

Cc: Josephine Medina <jmedina@rviplanning.com>

Subject: RE: ADD2022-00206 Gulf Landings Logistic Center

Good morning,

I have been following the dialogue and now I'll jump in. It should be tied to the first DO for vertical construction since vertical construction will generate traffic. Tying the traffic signal warrant analysis to a specific development order may cause issues down the road which would require an amendment to the zoning to remove the reference to the specific case.



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From: Price, Robert <RPrice@leegov.com>

Sent: Tuesday, June 20, 2023 8:15 AM

To: Alexis Crespo <acrespo@rviplanning.com>; Jeremy Arnold <jarnold@atwell-group.com>

Cc: Josephine Medina <jmedina@rviplanning.com>; Workman, Elizabeth <EWorkman@leegov.com>

Subject: RE: ADD2022-00206 Gulf Landings Logistic Center

I am good with it, but I wonder if DCD will be concerned with including the actual DO number? What if the DO gets withdrawn? Can we just say the first DO for vertical construction?



Robert L. Price, PE | Deputy Director

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From: Alexis Crespo <acrespo@rviplanning.com>

Sent: Tuesday, June 20, 2023 7:55 AM

To: Jeremy Arnold <jarnold@atwell-group.com>; Price, Robert <RPrice@leegov.com>

Cc: Josephine Medina <jmedina@rviplanning.com>; Workman, Elizabeth <EWorkman@leegov.com>

Subject: [EXTERNAL] Re: ADD2022-00206 Gulf Landings Logistic Center

This should get us there! Rob, please confirm. Looping in Beth.

Alexis V. Crespo, AICP

Vice President - Planning

RVi Planning + Landscape Architecture

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From: Jeremy Arnold <jarnold@atwell-group.com>
Sent: Tuesday, June 20, 2023 7:53:58 AM
To: Price, Robert <RPrice@leegov.com>
Cc: Alexis Crespo <acrespo@rviplanning.com>; Josephine Medina <jmedina@rviplanning.com>
Subject: RE: ADD2022-00206 Gulf Landings Logistic Center

Rob,

I changed the first DO and called out the Active DO that is proposing the vertical construction – see below.

The applicant/developer shall perform a planning level traffic signal warrant analysis as a part of Gulf Landings Logistics Center DOS2023-00030 first Development Order 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 fair-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. at such time as projected to be warranted by the developer's analysis and approved by the County Engineer. The proportionate fair 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 the final certificate of completion (C.C.) first certificate of occupancy for development permitted under of this development order.

Jeremy H. Arnold, PE

Vice President

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From: Price, Robert <RPrice@leegov.com>
Sent: Monday, June 19, 2023 3:52 PM
To: Jeremy Arnold <jarnold@atwell-group.com>
Subject: FW: ADD2022-00206 Gulf Landings Logistic Center



Robert L. Price, PE | Deputy Director

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From: Price, Robert

Sent: Monday, June 19, 2023 8:17 AM

To: Workman, Elizabeth <EWorkman@leegov.com>

Cc: Rodriguez, Anthony <ARodriguez4@leegov.com>

Subject: RE: ADD2022-00206 Gulf Landings Logistic Center

The applicant/developer shall perform a planning level traffic signal warrant analysis as a part of the first Development Order 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 fair-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. at such time as projected to be warranted by the developer's analysis and approved by the County Engineer. The proportionate fair 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 the final certificate of completion (C.C.) first certificate of occupancy for development permitted under of this development order.

Or something like that.

Rob



Robert L. Price, PE | Deputy Director

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From: Workman, Elizabeth <EWorkman@leegov.com>

Sent: Monday, June 19, 2023 7:55 AM

To: Price, Robert <RPrice@leegov.com>

Cc: Rodriguez, Anthony <ARodriguez4@leegov.com>

Subject: RE: ADD2022-00206 Gulf Landings Logistic Center

Rob,

Please do provide a strike-thru and underline version of the condition that will satisfy Transportation and send it back to me. I apologize for the confusion.

The applicant/developer shall enter into a Signalization Agreement for the proportionate fair-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 at such time as projected to be warranted by the developer's analysis and approved by the County Engineer. The proportionate fair 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 the final certificate of completion (C.C.) first certificate of occupancy for development permitted under of this

development order.



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Sent: Monday, June 19, 2023 7:49 AM

To: Workman, Elizabeth <EWorkman@leegov.com>; Josephine Medina <jmedina@rviplanning.com>; Alexis Crespo <acrespo@rviplanning.com>

Cc: Scholler, Jillian <JScholler@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>

Subject: RE: ADD2022-00206 Gulf Landings Logistic Center

We need to also adjust the additional portion in the first sentence related to timing of the agreement. That is the part I was concerned the most about. The last sentence could be left the way it was.



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From: Workman, Elizabeth <EWorkman@leegov.com>

Sent: Monday, June 19, 2023 7:44 AM

To: Josephine Medina <jmedina@rviplanning.com>; Alexis Crespo <acrespo@rviplanning.com>

Cc: Price, Robert <RPrice@leegov.com>; Scholler, Jillian <JScholler@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>

Subject: RE: ADD2022-00206 Gulf Landings Logistic Center

Good morning, Josie,

I checked in with our team to ensure that all attachments and the proposed condition were consistent with what we have discussed. There will be one change proposed to the condition and that is to tie the requirement to the first development order for vertical construction (yellow):

The applicant/developer shall enter into a Signalization Agreement for the proportionate fair-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 at such time as projected to be warranted by the developer's analysis and approved by the County Engineer. The proportionate fair 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 the final certificate of completion (C.C.) first certificate of occupancy for development permitted under of this the first development order for vertical construction.

I will be uploading all documents today and wrapping up the ADD in preparation for peer review, which will include the condition above.



Beth Workman | Principal Planner

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From: Josephine Medina <jmedina@rviplanning.com>

Sent: Friday, June 16, 2023 4:17 PM

To: Workman, Elizabeth <EWorkman@leegov.com>

Cc: nealemontgomery@paveselaw.com; Nik Kasten <nkasten@atwell-group.com>; Evans, Marcus <MEvans@leegov.com>; Siverson, Camryn <CSiverson@leegov.com>; Price, Robert <RPrice@leegov.com>; Alexis Crespo <acrespo@rviplanning.com>; Jeremy Arnold <jarnold@atwell-group.com>; Nik Kasten <nkasten@atwell-group.com>; Sutitarnnontr, Pakorn <PSutitarnnontr@leegov.com>; Scholler, Jillian <JScholler@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; 'Kyle Jones' <kjones@butters.com>; Siverson, Camryn <CSiverson@leegov.com>; Will Hellman <whellman@rviplanning.com>

Subject: [EXTERNAL] ADD2022-00206 Gulf Landings Logistic Center

Good afternoon Beth,

See attached resubmittal items that address LDOT, Environmental and internal ROW landscape buffer deviation comments. These items are also listed below.

1. Revised MCP
2. Revised Deviations and Justification
3. Typical Buffer Conditions Exhibit
4. Indigenous Preserve Management Plan
5. Signalization Language below:

The applicant/developer shall enter into a Signalization Agreement for the proportionate fair-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 at such time as projected to be warranted by the developer's analysis and approved by the County Engineer. The proportionate fair 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 the final certificate of completion (C.C.) first certificate of occupancy for development permitted under of this development order.

Thanks!

Josephine Medina, AICP, LEED Green Assoc.

Project Manager



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From: Price, Robert <RPrice@leegov.com>

Sent: Thursday, June 1, 2023 11:08 AM

To: Alexis Crespo <acrespo@rviplanning.com>; Jeremy Arnold <jarnold@atwell-group.com>;
Rodriguez, Anthony <ARodriguez4@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>;
Sutitarnnontr, Pakorn <PSutitarnnontr@leegov.com>; Scholler, Jillian <JScholler@leegov.com>

Cc: Josephine Medina <jmedina@rviplanning.com>; nealemontgomery@paveselaw.com; Nik Kasten
<nkasten@atwell-group.com>; Evans, Marcus <MEvans@leegov.com>

Subject: RE: Youngquist Trade Center - Roadway Interconnection

Good Morning,

While we wish the frontage road cross sections that were shown in the original MCP could be maintained, we appreciate the effort that the team has made to address our concerns with the change in design of the site. We are ok with the cross section that was shared by Jeremy this week, and we will support the changes as they move forward.

Rob



Robert L. Price, PE | Deputy Director

Department of Transportation

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From: Alexis Crespo <acrespo@rviplanning.com>
Sent: Thursday, June 1, 2023 11:04 AM
To: Jeremy Arnold <jarnold@atwell-group.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Price, Robert <RPrice@leegov.com>; Sutitarnnontr, Pakorn <PSutitarnnontr@leegov.com>; Scholler, Jillian <JScholler@leegov.com>
Cc: Josephine Medina <jmedina@rviplanning.com>; nealemontgomery@paveselaw.com; Nik Kasten <nkasten@atwell-group.com>; Evans, Marcus <MEvans@leegov.com>
Subject: [EXTERNAL] RE: Youngquist Trade Center - Roadway Interconnection
Importance: High

Good Morning,

We are looking to get Beth the missing pieces this week in order to get our Administrative Amendment issued. It's critical path to getting the DO issued. Are you good with the cross section based on our last meeting?

Thanks!

*****Please note my new RVI email address*****

Alexis Crespo, AICP
Vice President of Planning



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From: Jeremy Arnold <jarnold@atwell-group.com>
Sent: Wednesday, May 31, 2023 7:29 AM
To: Anthony Rodriguez (<ARodriguez4@leegov.com> <ARodriguez4@leegov.com>; Beth Workman - Lee County (<EWorkman@leegov.com> <eworkman@leegov.com>; <rprice@leegov.com>; Pakorn Sutitarnnontr - Lee County Department of Transportation (<PSutitarnnontr@leegov.com> <psutitarnnontr@leegov.com>; Scholler, Jillian <JScholler@leegov.com>
Cc: Josephine Medina <jmedina@rviplanning.com>; Alexis Crespo <acrespo@rviplanning.com>;

nealemontgomery@paveselaw.com; Nik Kasten <nkasten@atwell-group.com>; Marcus Evans - Lee County Community Development (MEvans@leegov.com) <mevans@leegov.com>

Subject: RE: Youngquist Trade Center - Roadway Interconnection

Any feedback on this?

Jeremy H. Arnold, PE

Vice President

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From: Jeremy Arnold

Sent: Tuesday, May 23, 2023 9:31 AM

To: Anthony Rodriguez (ARodriguez4@leegov.com) <ARodriguez4@leegov.com>; Beth Workman - Lee County (EWorkman@leegov.com) <eworkman@leegov.com>; rprice@leegov.com; Pakorn Sutitarnnontr - Lee County Department of Transportation (PSutitarnnontr@leegov.com) <psutitarnnontr@leegov.com>; Scholler, Jillian <JScholler@leegov.com>

Cc: Josephine Medina <jmedina@rviplanning.com>; Alexis Crespo <acrespo@rviplanning.com>; nealemontgomery@paveselaw.com; Nik Kasten <nkasten@atwell-group.com>; Marcus Evans - Lee County Community Development (MEvans@leegov.com) <mevans@leegov.com>

Subject: FW: Youngquist Trade Center - Roadway Interconnection

Importance: High

Please review the attached. We added a 2' ribbon curd to delineate "travel lanes".

Please advise if this section will satisfy the interconnection to Gulf Coast Landings.

Thank you,

Jeremy H. Arnold, PE

Vice President

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From: Rodriguez, Anthony <ARodriguez4@leegov.com>

Sent: Friday, April 14, 2023 3:10 PM

To: Alexis Crespo <acrespo@rviplanning.com>; Workman, Elizabeth <EWorkman@leegov.com>

Cc: Josephine Medina <jmedina@rviplanning.com>

Subject: RE: Youngquist Trade Center - Roadway Interconnection

Sorry—didn't realize you were waiting for me. Beth and I chatted briefly about what is being proposed and we are in agreement that the alignment is appropriate since the configuration you are showing is aligning with the existing conditions of the stub out in Jetport.

If you need anything else, please let me know.

Thanks,

Anthony



Anthony R. Rodriguez, AICP, CPM | Zoning Manager

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From: Alexis Crespo <acrespo@rviplanning.com>

Sent: Friday, April 14, 2023 2:57 PM

To: Rodriguez, Anthony <ARodriguez4@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>

Cc: Josephine Medina <jmedina@rviplanning.com>

Subject: [EXTERNAL] Re: Youngquist Trade Center - Roadway Interconnection

Hi Anthony -

Just following up to see if you had a chance to look at the proposed interconnect.

Thanks!

Alexis Crespo, AICP
RVi Planning + Landscape Architecture
(239) 850-8525

From: Alexis Crespo

Sent: Wednesday, April 12, 2023 10:31:50 AM

To: Anthony Rodriguez (ARodriguez4@leegov.com) <arodriguez4@leegov.com>; Beth Workman (eworkman@leegov.com) <eworkman@leegov.com>

Cc: Josephine Medina <jmedina@rviplanning.com>

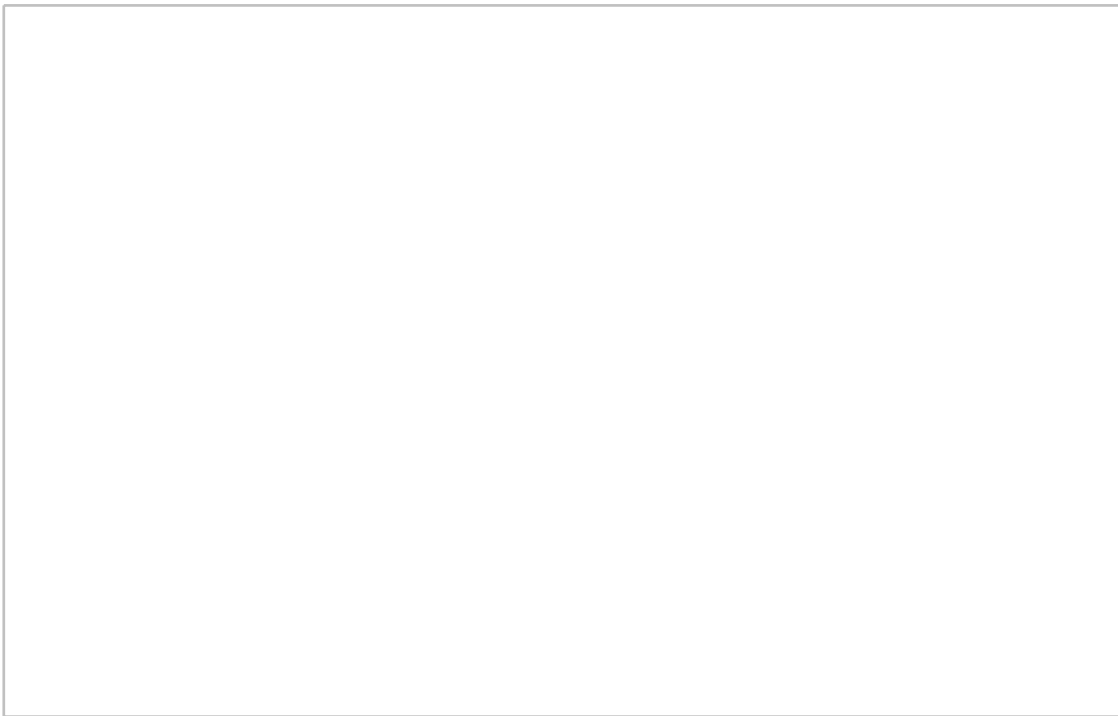
Subject: Youngquist Trade Center - Roadway Interconnection

Good Morning,

Thanks for reviewing the comments with us yesterday. We looked at the interconnection item and we think we have the solution on the attached plans that meets the condition for a roadway interconnection. Per the plan and the snip below there is a accessway/private roadway connection that ties into the Jetport to the south. You'll see the roadway runs parallel to the property line and make a "T" connection.

I don't see anything in the condition that would require the connection to be perpendicular to the property line. You can see this roadway does not have any parking spaces backing onto it for the segment providing the interconnect, as Anthony pointed out that would be an issue. This design meets the intent of the condition and allows a vehicle to get between the properties without getting onto Ben Hill Griffin. The design also is good for safety as this is an industrial site with heavy trucks, loading, etc. occurring so we don't want to necessarily encourage free flow commercial traffic between Jet Port to our site.

Let us know if this is acceptable and we will add the linework for the roadway connection onto the MCP. Thank you!



*****Please note my new RVi email address*****

Alexis Crespo, AICP

Vice President of Planning



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From: Jeremy Arnold <jarnold@atwell-group.com>

Sent: Wednesday, April 12, 2023 9:58 AM

To: Alexis Crespo <acrespo@rviplanning.com>

Subject: 750-200-04 GLLC DO-2.pdf

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