



Gulf Landings Logistics Center MPD

Schedule of Deviations & Justification

Changes from Z-21-009 shown in ~~strike-through~~/underline format.

Deviations 1 through 3 - No Changes.

Deviation 4 seeks relief from the LDC §10-329(d)(1)a.3. requirement to provide water retention or detention excavations be setback 50 feet from private property line under separate ownership, to allow:

- a. A 25-foot setback between Lake B1 and Jetway Tradeport MPD.
- b. A 20-foot setback between Lakes A1, A2, A3, B1, and B2 and internal property lines and internal roadways; and
- c. ~~A zero-foot setback between Lake A4 (existing borrow pit) and Airport South Interchange CPD and the Coca Cola Bottling Plant property.~~

This deviation is APPROVED SUBJECT TO the following condition:

Prior to local development order approval, the developer order plans must include details for wetland trees around the existing lake, even if reconfigured. (MCP Lake A4) Wetland trees must be calculated on one wetland tree per 100 littoral plants.

At the time of development order approval, the developer must provide elements to protect wayward vehicles on the internal roadways adjacent to Lakes A1, A2, A3, B1, and B2. The elements may include guardrails, berms, swales, vegetation, or other protections approved by the Development Services Director.

Deviations 5 through 15 – No Changes.

Deviation 16 seeks relief from LDC Section 10-416(d)(3), which requires a 15-foot Type D Buffer from right-of-way to Commercial/Industrial uses, to allow no buffer adjacent to internal right of ways.

Justification: The intent of the 15-foot Type D buffer is to reduce developmental impacts of noncompatible uses promoting the health, safety and welfare of residents by the reduction of noise and glare through the use of vegetative visual and sound barriers that complement the natural environment. The intent is also to shield the travelling public from views of development.

The request to omit the Type D buffer is fully internal and will not affect abutting property owners and the external public rights-of-way. The MPD is a unified, master planned development under common ownership. The intent is to create a dynamic employment generating development that serves a compatible mix of non-industrial users. The proposed uses within the MPD's schedule of uses are compatible to each other with no residential being proposed.

The LDC required buffers and enhanced 15-foot wide right-of-way buffer along Ben Hill Griffin and 25-foot wide right-of-way buffer along I-75 to provide buffering to the traveling public. This buffer is not impacted by the deviation request.

To the extent buffers contribute to green space and vegetation within the project, the MPD well surpasses the minimum required open space with 92.88 acres or 32.7% of the 283.75-acre project being dedicated to preserve area. Therefore, elimination of this internal buffer area will not create a scenario where the minimum required open space for the development is not met or a project that lacks native vegetation.

The deviation will allow for maximization of development potential within the project, as intended in the employment generating Tradeport designation lands in Lee County. The external views will remain well landscaped, while allowing the internal mix of uses to be developed in a more compact format. For these reasons, the deviation will not impact public health, safety or welfare

Deviation 17 seeks relief from 10-329(d)(1)a.2 requirement to provide water retention or detention excavations be setback 50 feet from any existing or proposed right-of-way line or easement for a collector or arterial street, to allow a 40-foot setback between Lake A1 and the Ben Hill Griffin Parkway ROW.

Justification: The Applicant is requesting an administrative deviation in accordance with Section 10-104 of the LDC to reduce the required setback between Lake A1 and the Ben Hill Griffin Parkway ROW from 50 feet to 40 feet - a 10-foot reduction of the LDC requirement.

The request is the result of a reconfiguration of Lakes occurring to add an additional 5.81 acres of preserve to the MPD.

The 15-foot enhanced buffers along Bill Hill Griffin Parkway consisting of a two-foot-high berm with seven (7) trees, 66 shrubs providing protection of wayward vehicles through the use of vegetation. In addition, the roadway features Type "F" unmountable curbing to further protect public health, safety and welfare.