



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 Development Order Amendment (DOS2018-10047-A01) to allow for alternative proposed standards to LDC Section 10-261 (a), refuse and solid waste disposal facilities for industrial uses. No change to the MCP is proposed. 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. ADD2022-00206 amended the MCP within Zoning Resolution Z-21-009 to include the revised internal roadway layout and increased acreage and reconfigured the preservation areas.

REQUEST NARRATIVE

The Applicant is requesting an administrative amendment for a deviation from LDC Section 10-261 (a) which requires 216 square feet of refuse and solid waste container space for first 25,000 square feet of building area plus 8 square feet of refuse and solid waste container space for each additional 1,000 square feet of building area to allow for refuse and solid waste container space square footage to be calculated based on only the office use square footage, with no building containing less than 288 square feet of container space.

The request meets the Criteria for Administrative Deviations as outlined in LDC Section 10-104(b)(1-6) as follows:

1. The alternative proposed to the standards contained herein is based on sound engineering practices (not applicable to sections 10-352, 10-353 and division 7 of article III of this chapter).

The LDC requirement 10-261 (a) standard is based on Commercial/Business uses such as restaurants and retail which generate greater amount of garbage and recycling compared to the amount of refuse and recycling that is typically produced as part of the warehousing uses being developed on the site.

The alternative solid waste container square footage being proposed is based on internal calculation and sound engineering practices. The proposed container space breakdown is further identified in the attached Dumpster Exhibit.

2. The alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested.

The alternative is no less consistent with the health, safety and welfare of abutting landowners and the public than the standard from which the deviation is being requested. The LDC requirement is based on Commercial/Business uses such as restaurants and retail type which generate greater amount of garbage and recycling than a warehousing use would.

The proposed alternative will meet or exceed the container space square footage LDC requirement for office space and include at minimum one 12' x 24' container space area per building which will provide sufficient area to support refuge and recycling for each building within the development.

3. For division 7 of article III of this chapter, the required facility would unnecessarily duplicate existing facilities.

Criteria is not applicable to LDC Section 10-261, as division 7 of article III of chapter is regarding public transit facilities.

4. The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision.

Granting the deviation is not inconsistent with any specific policy directive of the BOCC, any other ordinance or any Lee Plan provision. The request will be in compliance with Goal 62, *To ensure the health, safety, and general welfare of the citizens of Lee County by protecting the quality of the environment through the proper management and disposal of solid waste.*

The request will allow for maximization of development potential within the project, as intended in the employment generating Tradeport designation lands in Lee County, rather than providing an excess square footage of refuse and solid waste disposal facilities that will never be used.

5. For sections 10-352 and 10-353, the utility that would otherwise serve the development cannot provide the service at the adopted level of service standard due to an inadequate central facility.

Criteria is not applicable to LDC Section LDC Section 10-261.

6. For sections 10-329(f) and 10-418(4), the proposed use of hardened structures for restoration of existing lake bank slopes will be evaluated on a case by case basis. The application for the hardened structure must demonstrate this is the most appropriate and minimum stabilization technique necessary as designed and sealed by a licensed professional engineer. The application must also demonstrate compliance with section 10-418(3) for compensatory littorals as well as previously approved littoral and deep lake management plan requirements. However, existing lakes within the DR/GR may not utilize hardened structures through the administrative process.

Criteria is not applicable to LDC Section LDC Section 10-261.

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.

Additionally, the proposed administrative amendment is in accordance with LDC §10-104 (b) & this deviation is based on sound engineering practices, is consistent with the health, safety and welfare of abutting landowners and the general public and is not inconsistent with any policy directive of the BOCC, any other ordinance or any Lee Plan provision.

Based upon this application's compliance with all other conditions in Z-21-009, as amended, the Lee Plan, and criteria set forth in §10-104 and §34-380 administrative thresholds set forth in , the Applicant respectfully requests staff approval of the proposed administrative amendment.