

ADMINISTRATIVE AMENDMENT (PD) ADD2024-00069

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, RVi Planning + Landscape Architecture, on behalf of Fort Myers Industrial Owner, LLC, filed an application for an administrative amendment to a Mixed-Use Planned Development (MPD) known as Gulf Landings Logistics Center to allow a deviation from Land Development Code (LDC) Sections 10-256(b)(2)c.3 and LDC Section 10-296(e)(2)h.5, Table 15, which requires six-foot-wide sidewalks on both sides of internal streets for all new non-residential development, to allow for no sidewalk along the West side of an internal roadway adjacent to Interstate 75 and to allow a five-foot pedestrian facility on the east side of the internal roadway on property generally located west of Ben Hill Griffin Parkway and north of Alico Road, described more particularly as:

LEGAL DESCRIPTION: In Section 36, Township 45, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"; and

WHEREAS, the property was originally rezoned by Resolution Z-21-009 and was subsequently amended by ADD2021-00217, ADD2022-00206, and ADD2023-00162; and

WHEREAS, the subject property is located in the Tradeport and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the subject property is under active development in accordance with DOS2023-00030; and

WHEREAS, the applicant has filed a request for deviations from Land Development Code Sections 10-256(b)(2)c.3 and 10-296(e)(2)h.5 Table 15 to deviate from the requirement to place a sidewalk along the west side of the internal roadway abutting I-75 and to reduce the required sidewalk width along the east side of this internal roadway from six feet to allow a five-foot-wide sidewalk.

WHEREAS, the requested deviations will serve to protect public health, safety and welfare by removing the need to cross the street once the pedestrian reaches a dead-end sidewalk, and will also reduce on-site impervious areas allowing for more green space; and

WHEREAS, the applicant has provided a revised deviation request to include a deviation from LDC Section 10-296(e)(2)h.5, Table 15, which requires, six-foot-wide sidewalks for commercial suburban local roads, to allow a five-foot-wide pedestrian facility on the east side of the internal roadway; and

WHEREAS, the requested deviation is identified as "Deviation 19" on "Exhibit C" schedule of deviations for the Gulf Landings Logistics Center Mixed-Use Planned

Development (MPD) and the location of the requested deviation is depicted on the Master Concept Plan attached as "Exhibit B"; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Gulf Landings Logistics Center Planned Development to allow a deviation from Land Development Code (LDC) Sections 10-256(b)(2)c.3 and LDC Section 10-296(e)(2)h.5, Table 15, which requires six-foot-wide sidewalks on both sides of internal streets for all new non-residential development, to allow for no sidewalk along the West side of this internal roadway adjacent to Interstate 75 and to allow a five-foot pedestrian facility on the east side of the internal roadway on property generally located west of Ben Hill Griffin Parkway and north of Alico Road, is **APPROVED, subject to the following conditions:**

1. **The Development must be in compliance with the Master Concept Plan entitled "Gulf Landings Logistic Center", last revised April 3, 2024, a copy of which is attached hereto as Exhibit "B". All other development must comply with the applicable requirements of the Land Development Code.**
2. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.**
3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 7/17/2024

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

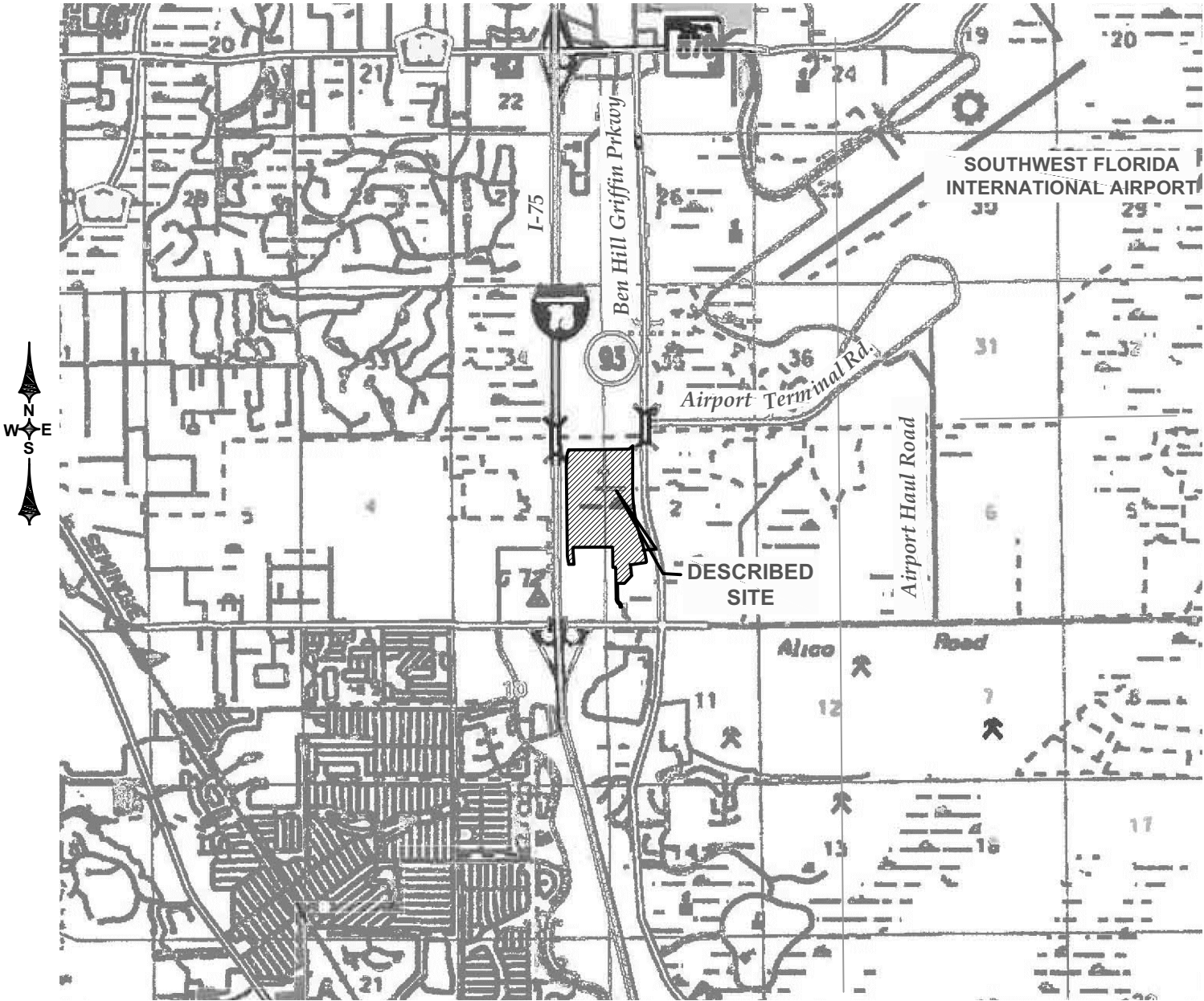
List of Exhibits

Exhibit A: Legal Description

Exhibit B: Master Concept Plan

Exhibit C: Schedule of Deviations and Justification

Exhibit A



VICINITY MAP  
1" = 1 MILE

ABBREVIATIONS

- C1 = CURVE DESIGNATION
- C.A. = CENTRAL ANGLE
- C.B. = CHORD BEARING
- CHD = CHORD LENGTH
- C/L = CENTERLINE
- INST. = INSTRUMENT
- L1 = LINE DESIGNATION
- LB = LICENSED BUSINESS
- NO. = NUMBER
- OR = OFFICIAL RECORDS
- PG. = PAGE
- PERP. = PERPETUAL
- P.B. = PLAT BOOK
- POB = POINT-OF-BEGINNING
- POC = POINT-OF-COMMENCEMENT
- R/W = RIGHT OF WAY
- RAD. = RADIUS
- SEC. = SECTION
- SQ.FT. = SQUARE FEET
- S.R. = STATE ROAD

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83-(2011).

SKETCH PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

ORIENTATION BASED ON THE NORTH LINE OF THE NORTHEAST-QUARTER OF SECTION 3, T.46 S., R. 25 E. AS BEARING N.89°23'14"E.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED,THIS MAP IS NOT VALID.

PREPARED BY



PSM 6347

THOMAS M. ROOKS JR., P.S.M.  
FLORIDA CERTIFICATE NO. 6347

DATE

Digitally signed by  
Thomas M. Rooks Jr.  
Date: 2021.04.12  
16:12:59 -04'00'

REV: UPDATE SURVEYOR SIGNATURE 04-12-2021

|                       |                  |
|-----------------------|------------------|
| MDA PROJECT:<br>17037 |                  |
| CHECKED BY:<br>MAH    | DRAWN BY:<br>MAH |
| DATE:<br>01-15-19     |                  |
| SHEET<br>1 OF 4       |                  |

**DESCRIPTION DRAWING**  
PARCEL OF LAND LYING IN  
SECTIONS 2 AND 3, TOWNSHIP 46  
SOUTH, RANGE 25 EAST, LEE  
COUNTY, FLORIDA

MORRIS

DEPEW

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LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers  
Tallahassee  
Destin

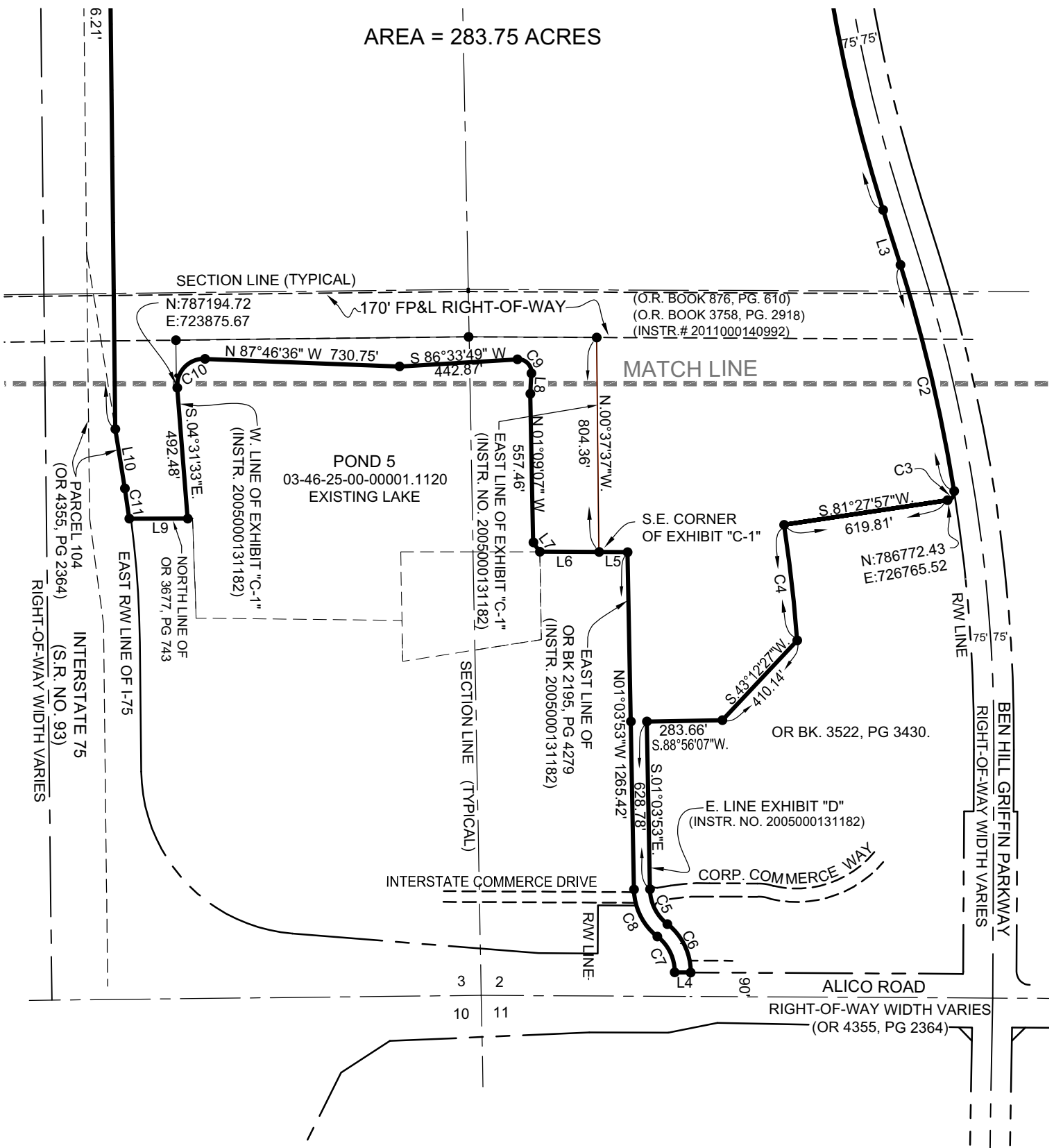
2917 Cleveland Ave.  
Fort Myers, Florida 33901  
(239) 337-3993  
Fax: (239) 337-3994  
Toll free: 866-337-7341

DESCRIPTION:  
EXHIBIT "A" METES AND BOUNDS

PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S.01° 06' 33"E., ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 2 FOR 200.01 FEET TO AN INTERSECTION WITH A LINE 200.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 2 AND THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE N.89° 20' 16" E. ALONG SAID PARALLEL LINE AND ALSO ALONG THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3524, PAGE 4601, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 1210.39 FEET; THENCE N.44° 23' 16"E. CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 190.58 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (150.00' RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3207, PAGE 1910 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES; S.00° 04' 06" E. A DISTANCE OF 1,729.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHERLY ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 6071.62 FEET, A CENTRAL ANGLE OF 17°29'22" AND WHOSE CHORD BEARS S.08°48'47"E. FOR A DISTANCE OF 1846.17 FEET, HAVING AN ARC LENGTH OF 1853.35 FEET; THENCE S.17° 33' 28"E., ALONG A TANGENT LINE, A DISTANCE OF 215.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHERLY, ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 5924.43 FEET, A CENTRAL ANGLE OF 08°26'32" AND WHOSE CHORD BEARS S.13°20'12"E., FOR A DISTANCE OF 872.14 FEET, HAVING AN ARC LENGTH OF 872.93 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY, ALONG THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3522, PAGE 3430, OF SAID PUBLIC RECORDS, FOR THE NEXT EIGHT (8) COURSES, SOUTHWESTERLY ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°34'53" AND WHOSE CHORD BEARS S.36°10'31"W. FOR A DISTANCE OF 42.64 FEET, HAVING AN ARC LENGTH OF 47.43 FEET; THENCE S.81°27'57"W. ALONG A TANGENT LINE, A DISTANCE OF 619.81 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 5274.39 FEET, A CENTRAL ANGLE OF 04°44'31" AND WHOSE CHORD BEARS S.06°27'12"E. FOR A DISTANCE OF 436.40 FEET, ARC LENGTH BEING 436.52 FEET; THENCE S.43°12'27"W. ALONG A NON-TANGENT LINE, A DISTANCE OF 410.14 FEET; THENCE S.88°56'07"W. A DISTANCE OF 283.66 FEET; THENCE CONTINUING ALONG SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3522, PAGE 3430, AND ALSO ALONG THE EAST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2005000131182, SAID PUBLIC RECORDS, FOR THE NEXT THREE (3) COURSES; S.01°03'53"E. A DISTANCE OF 628.78 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 170.01 FEET, A CENTRAL ANGLE OF 50°48'27" AND WHOSE CHORD BEARS S.26°28'06"E. FOR A DISTANCE OF 145.87 FEET, HAVING AN ARC LENGTH OF 150.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 230.01 FEET, A CENTRAL ANGLE OF 52°04'24" AND WHOSE CHORD BEARS S.25°50'08"E. FOR A DISTANCE OF 201.92 FEET, HAVING AN ARC LENGTH OF 209.04 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4355, PAGE 2364, SAID PUBLIC RECORDS; THENCE N.89°42'18"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID EXHIBIT "D" AND TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG AN ARC OF SAID CURVED WEST LINE OF "EXHIBIT D", HAVING A RADIUS OF 170.01 FEET, A CENTRAL ANGLE OF 52°02'25" AND WHOSE CHORD BEARS N.25°51'07"W. FOR A DISTANCE OF 149.16 FEET, HAVING AN ARC LENGTH OF 154.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 230.01 FEET, A CENTRAL ANGLE OF 50°48'27" AND WHOSE CHORD BEARS N.26°28'06"W. FOR A DISTANCE 197.35 FEET, HAVING AN ARC LENGTH OF 203.97 FEET; THENCE N.01°03'53"W. ALONG THE SAID WEST LINE OF "EXHIBIT D" AND THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2195, PAGE 4279, SAID PUBLIC RECORDS, A DISTANCE OF 1265.42 FEET; THENCE N.89°42'18"W. ALONG NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2195, PAGE 4279, A DISTANCE OF 107.62 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2018000217893, PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CERTAIN PARCEL FOR THE NEXT EIGHT (8) COURSES; N.89°42'18"W. A DISTANCE OF 221.98 FEET; THENCE N.35°32'45"W. A DISTANCE OF 42.43 FEET; THENCE N.01°09'07"W. A DISTANCE OF 557.46 FEET; THENCE N.03°08'34"E. A DISTANCE OF 76.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 96°34'35" AND WHOSE CHORD BEARS N.45°08'48"W. A DISTANCE OF 74.65 FEET, HAVING AN ARC LENGTH OF 84.28 FEET; THENCE S.86°33'49"W. A DISTANCE OF 442.87 FEET; THENCE N.87°46'36"W. A DISTANCE OF 730.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 96°44'56" AND WHOSE CHORD BEARS S.43°50'56"W. A DISTANCE OF 149.50 FEET, HAVING AN ARC LENGTH OF 168.86 FEET; THENCE S.04°31'33"E., LEAVING SAID SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2018000217893, OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 492.53 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3677, PAGE 743, SAID PUBLIC RECORDS; THENCE S.89°54'37"W, LEAVING THE BOUNDARY OF SAID "EXHIBIT C-1" AND ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3677, PAGE 743, A DISTANCE OF 218.60 FEET TO A NON-RADIAL INTERSECTION WITH THE CURVED EASTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4355, PAGE 2364, SAID PUBLIC RECORDS, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD NO. 93); THENCE NORTHERLY, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE FOR THE NEXT FIVE (5) COURSES; NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3913.93 FEET, A CENTRAL ANGLE OF 01°40'50" AND WHOSE CHORD BEARS N.08°21'29"W. FOR A DISTANCE OF 114.79 FEET, HAVING AN ARC LENGTH OF 114.79 FEET; THENCE N.09°11'29"W. A DISTANCE OF 225.55 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 102 AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2008000156882; THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID PARCEL 102 AND SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 FOR THE NEXT THREE (3) COURSES; N.0°38'28"W. A DISTANCE OF 3556.21 FEET; THENCE N.03°21'21"E A DISTANCE OF 392.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 678.20 FEET, A CENTRAL ANGLE OF 23°17'58" AND WHOSE CHORD BEARS N.15°00'20"E. A DISTANCE OF 273.90 FFET, HAVING AN ARC LENGTH OF 275.79 FEET TO A NON-TANGENT INTERSECTION THE SAID SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3524, PAGE 4601, SAID PUBLIC RECORDS; THENCE N.89°23'14"E. ALONG SAID SOUTH LINE, A DISTANCE OF 1197.31 FEET; THENCE N.89°20'16"E. ALONG SAID SOUTH LINE A DISTANCE OF 1.52 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.  
CONTAINING 283.75 ACRES, MORE OR LESS.

|                       |           |                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                                                                               |                                                                                                                                                          |
|-----------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| MDA PROJECT:<br>17037 |           | <div>DESCRIPTION DRAWING</div> <div>PARCEL OF LAND LYING IN</div> <div>SECTIONS 2 AND 3, TOWNSHIP 46</div> <div>SOUTH, RANGE 25 EAST, LEE</div> <div>COUNTY, FLORIDA</div> | <div>MORRIS</div> <div>DEPEW</div> <div>ENGINEERS • PLANNERS • SURVEYORS</div> <div>LANDSCAPE ARCHITECTS</div> <div>FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330</div> | <div><div>• Fort Myers</div><div>• Tallahassee</div><div>• Destin</div></div> <div>2917 Cleveland Ave.</div> <div>Fort Myers, Florida 33901</div> <div>(239) 337-3993</div> <div>Fax: (239) 337-3994</div> <div>Toll free: 866-337-7341</div> | <div>REVIEWED</div> <div>ADD2024-00069</div> <div>Rick Burris, Principal</div> <div>Planner</div> <div>Lee County DCD/Planning</div> <div>5/8/2024</div> |
| CHECKED BY:           | DRAWN BY: |                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                                                                               |                                                                                                                                                          |
| MAH                   | MAH       |                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                                                                               |                                                                                                                                                          |
| DATE:                 |           |                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                                                                               |                                                                                                                                                          |
| 01-15-19              |           |                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                                                                               |                                                                                                                                                          |
| SHEET                 |           |                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                                                                               |                                                                                                                                                          |
| 2 OF 4                |           |                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                                                                                                                               |                                                                                                                                                          |





CURVE DATA

LINE DATA

|                               |                                 |
|-------------------------------|---------------------------------|
| L3<br>S.17°33'28"E<br>215.07' | L9<br>S.89°54'37"W.<br>218.60'  |
| L4<br>N.89°42'18"W<br>60.00'  | L10<br>N.09°11'29"W.<br>225.55' |
| L5<br>N89°42'18"W<br>107.62'  |                                 |
| L6<br>N89°42'18"W<br>221.98'  |                                 |
| L7<br>N35°32'45"W<br>42.43'   |                                 |
| L8<br>N03°08'34"E<br>76.57'   |                                 |

|                                                                                                          |                                                                                                         |                                                                                                           |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| CURVE C2<br>RAD = 5924.43'<br>C.A. = 08°26'32"<br>C.B. = S.13°20'12"E.<br>CHD = 872.14'<br>ARC = 872.93' | CURVE C6<br>RAD = 230.01'<br>C.A. = 52°04'24"<br>C.B. = S.25°50'08"E.<br>CHD = 201.92'<br>ARC = 209.04' | CURVE C10<br>RAD = 100.00'<br>C.A. = 96°44'56"<br>C.B. = S.43°50'56"W.<br>CHD = 149.50'<br>ARC = 168.86'  |
| CURVE C3<br>RAD = 30.00'<br>C.A. = 90°34'53"<br>C.B. = S.36°10'31"W.<br>CHD = 42.64'<br>ARC = 47.43'     | CURVE C7<br>RAD = 170.01'<br>C.A. = 52°02'25"<br>C.B. = N.25°51'07"W.<br>CHD = 149.16'<br>ARC = 154.42' | CURVE C11<br>RAD = 3913.93'<br>C.A. = 01°40'50"<br>C.B. = N.08°21'29"W.<br>CHD = 114.79'<br>ARC = 114.79' |
| CURVE C4<br>RAD = 5274.39'<br>C.A. = 04°44'34"<br>C.B. = S.06°27'12"E.<br>CHD = 436.40'<br>ARC = 436.52' | CURVE C8<br>RAD = 230.01'<br>C.A. = 50°48'27"<br>C.B. = N.26°28'06"W.<br>CHD = 197.35'<br>ARC = 203.97' |                                                                                                           |
| CURVE C5<br>RAD = 170.01'<br>C.A. = 50°48'27"<br>C.B. = S.26°28'06"E.<br>CHD = 145.87'<br>ARC = 150.76'  | CURVE C9<br>RAD = 50'<br>C.A. = 96°34'35"<br>C.B. = N.45°08'48"W.<br>CHD = 74.65'<br>ARC = 84.28'       |                                                                                                           |



THIS IS NOT A  
SURVEY!

|                       |                  |
|-----------------------|------------------|
| MDA PROJECT:<br>17037 |                  |
| CHECKED BY:<br>MAH    | DRAWN BY:<br>MAH |
| DATE:<br>01-15-19     |                  |
| SHEET<br>4 OF 4       |                  |

**DESCRIPTION DRAWING**  
PARCEL OF LAND LYING IN  
SECTIONS 2 AND 3, TOWNSHIP 46  
SOUTH, RANGE 25 EAST, LEE  
COUNTY, FLORIDA

MORRIS

DEPEW

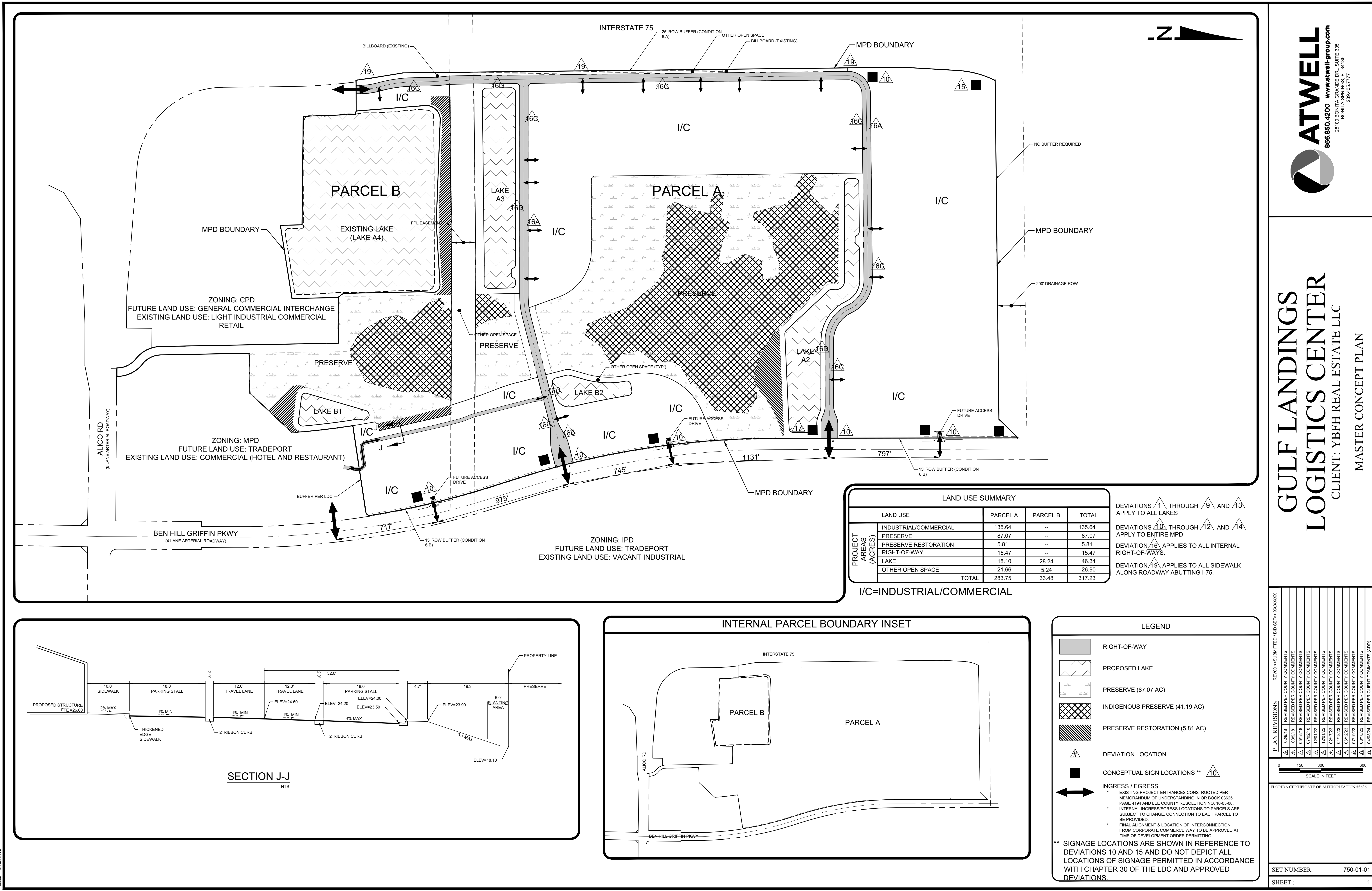
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS

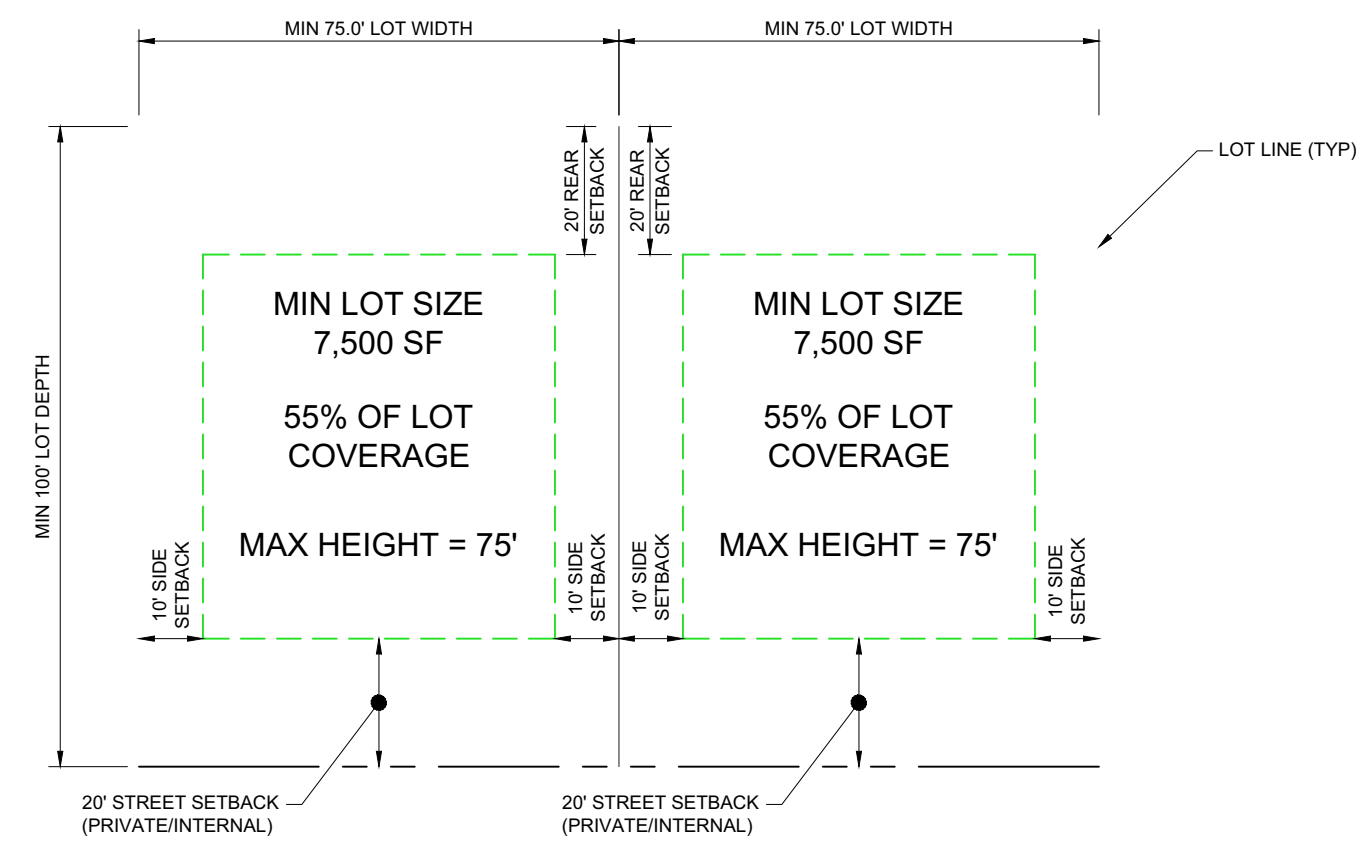
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers  
Tallahassee  
Destin

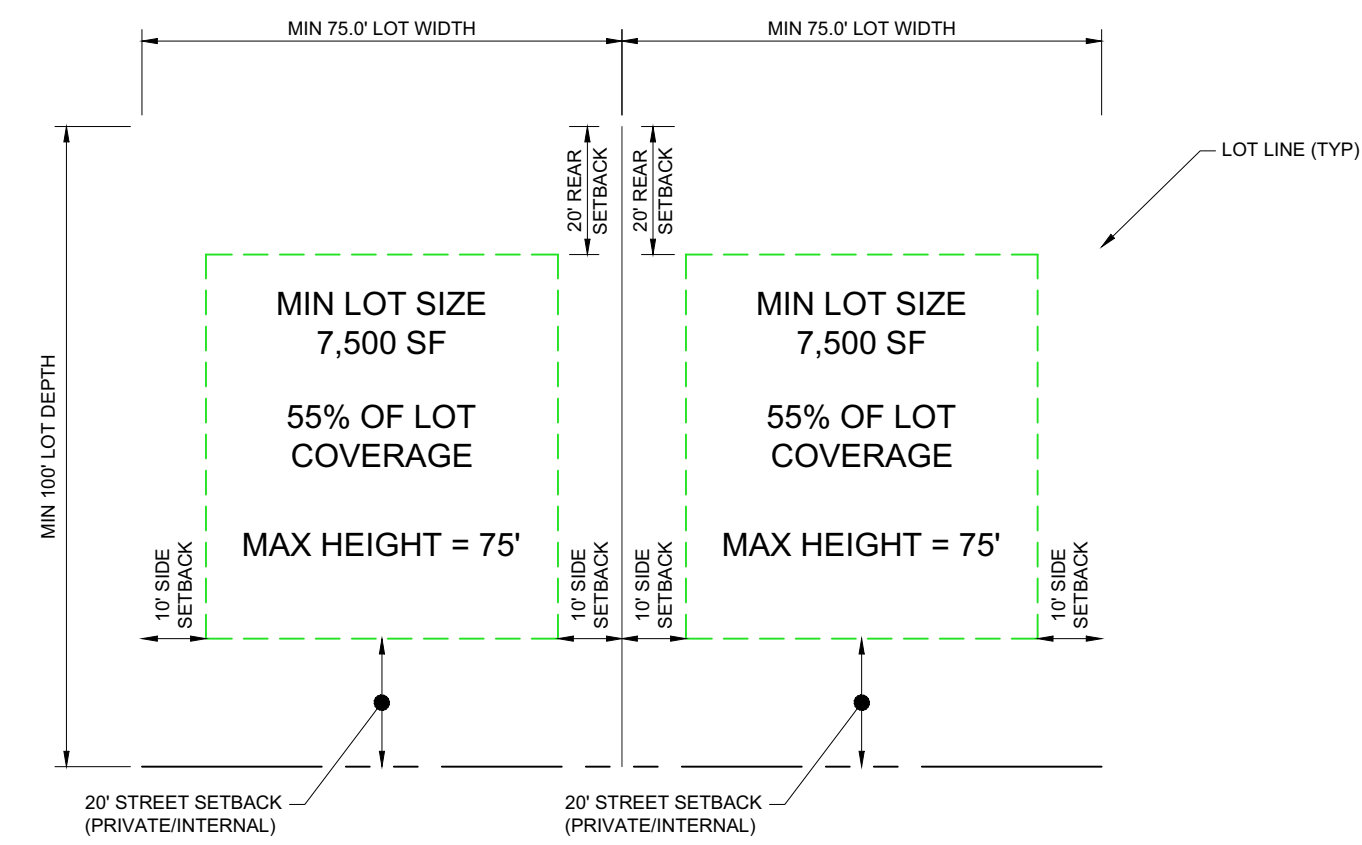
2917 Cleveland Ave.  
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Fax: (239) 337-3994  
Toll free: 866-337-7341

REVIEWED  
ADD2024-00069  
Rick Burris, Principal  
Planner  
Lee County DCD/Planning  
5/8/2024

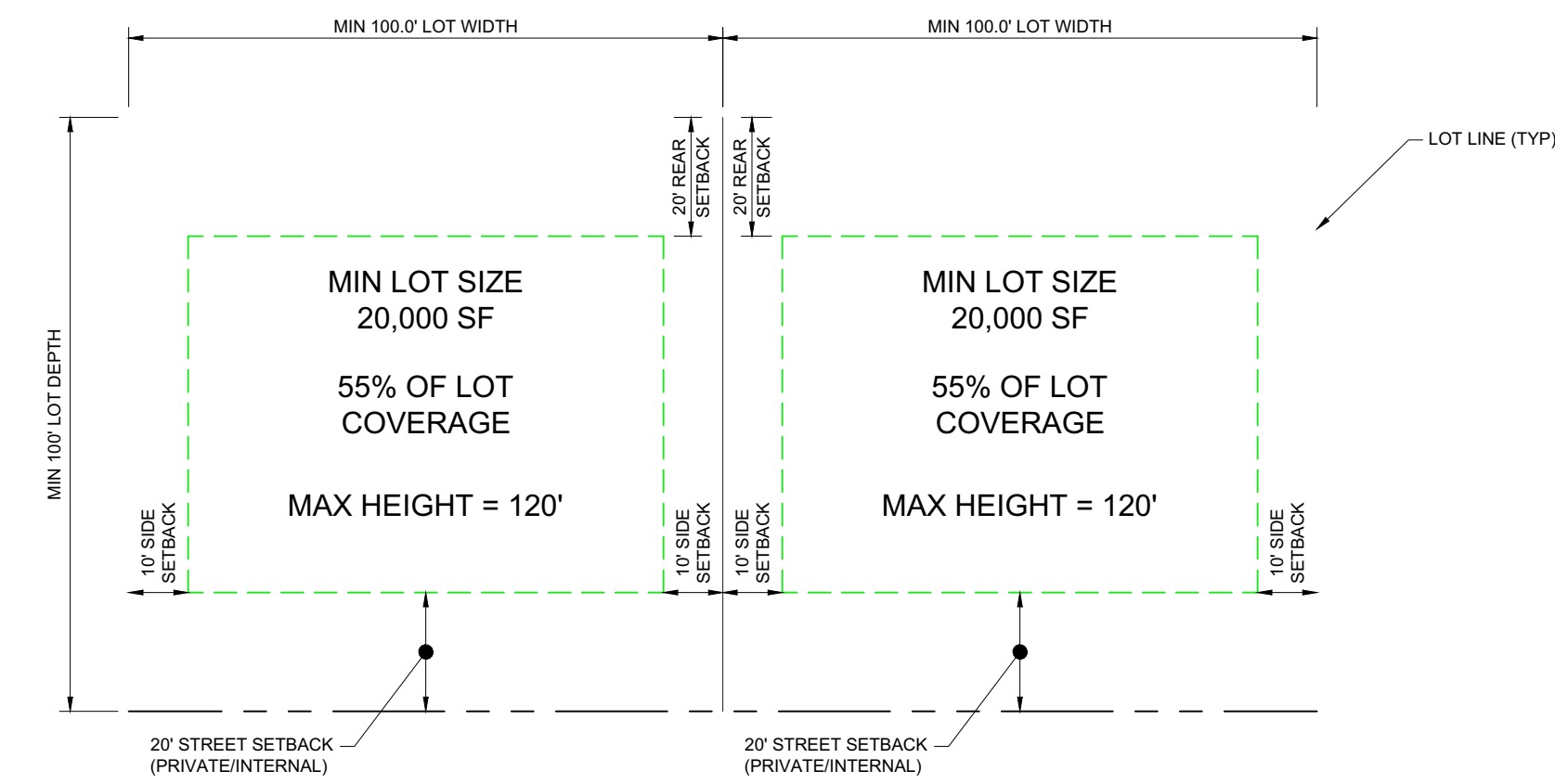




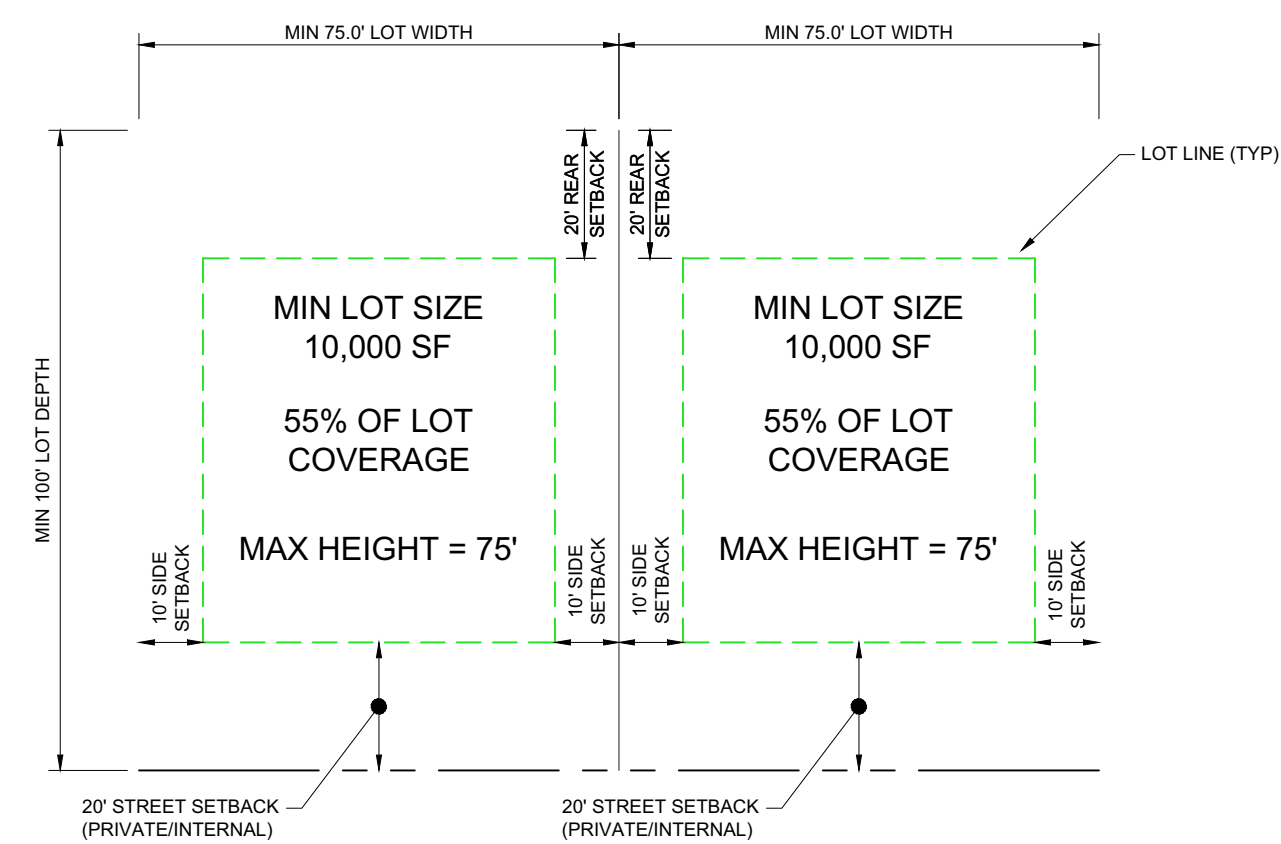
### TYPICAL OFFICE LOT DETAIL



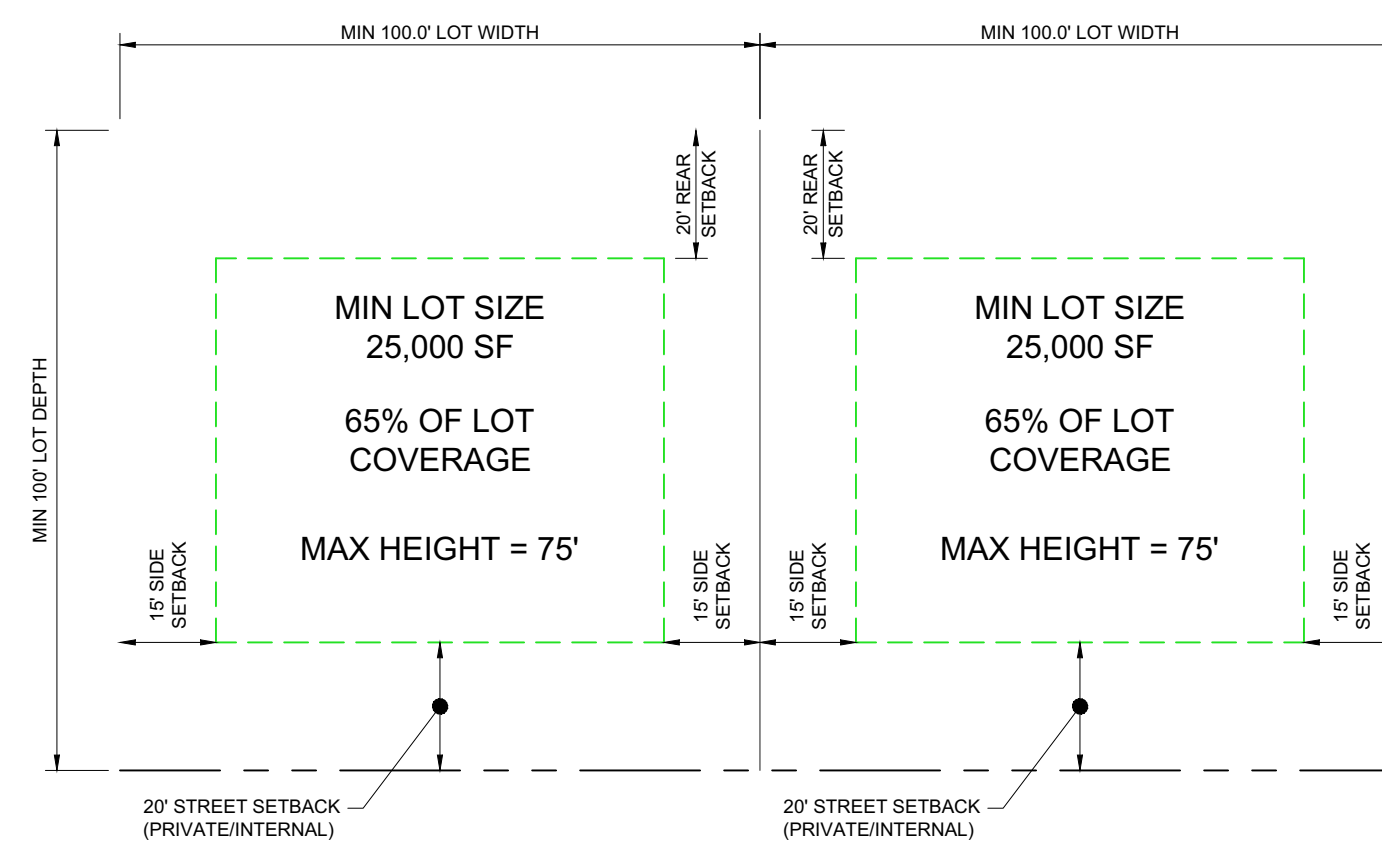
### TYPICAL RETAIL LOT DETAIL



TYPICAL HOTEL LOT DETAIL  
NTS



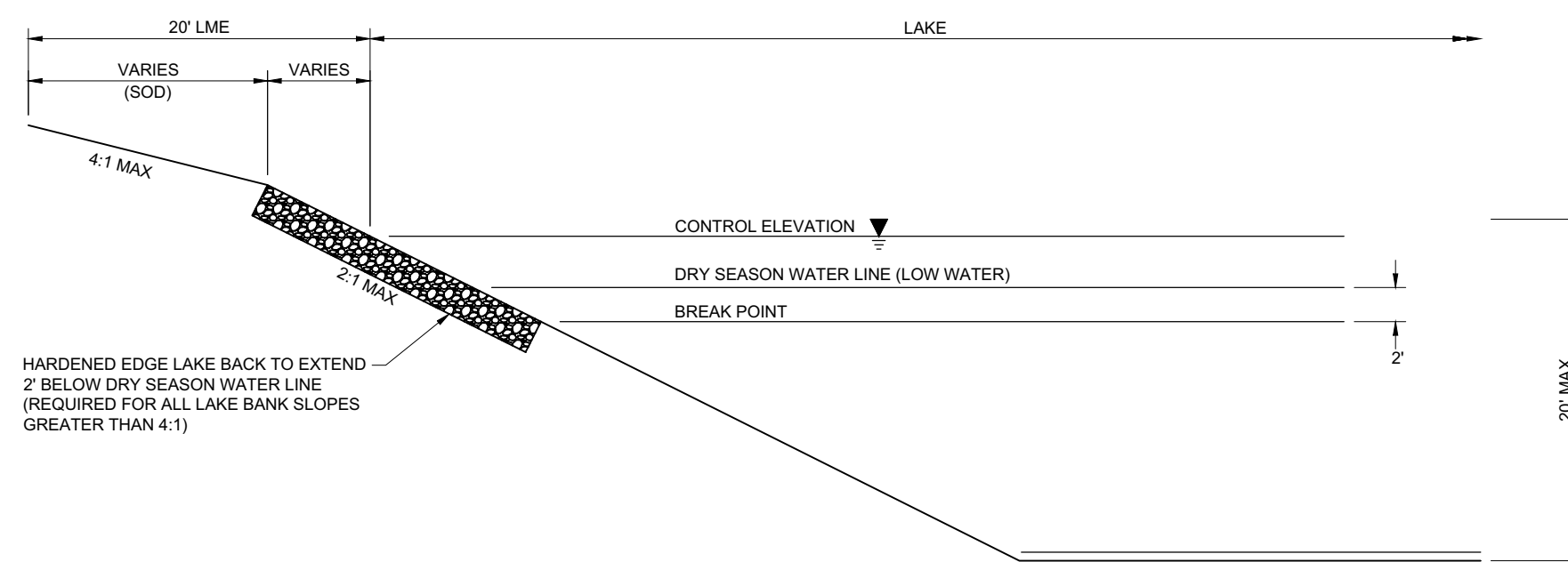
TYPICAL MIXED USE BUILDINGS LOT DETAIL



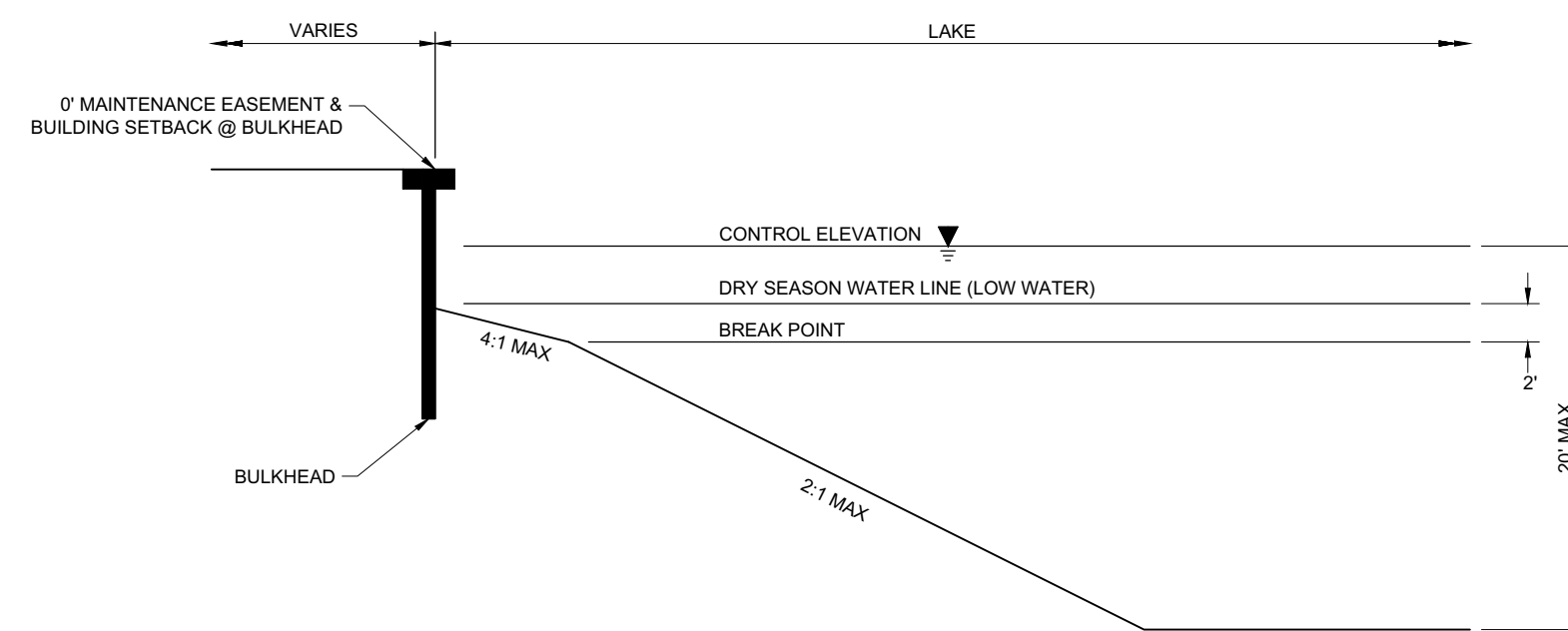
TYPICAL INDUSTRIAL LOT DETAIL  
NTS

## TYPICAL LOT DETAILS NOTES

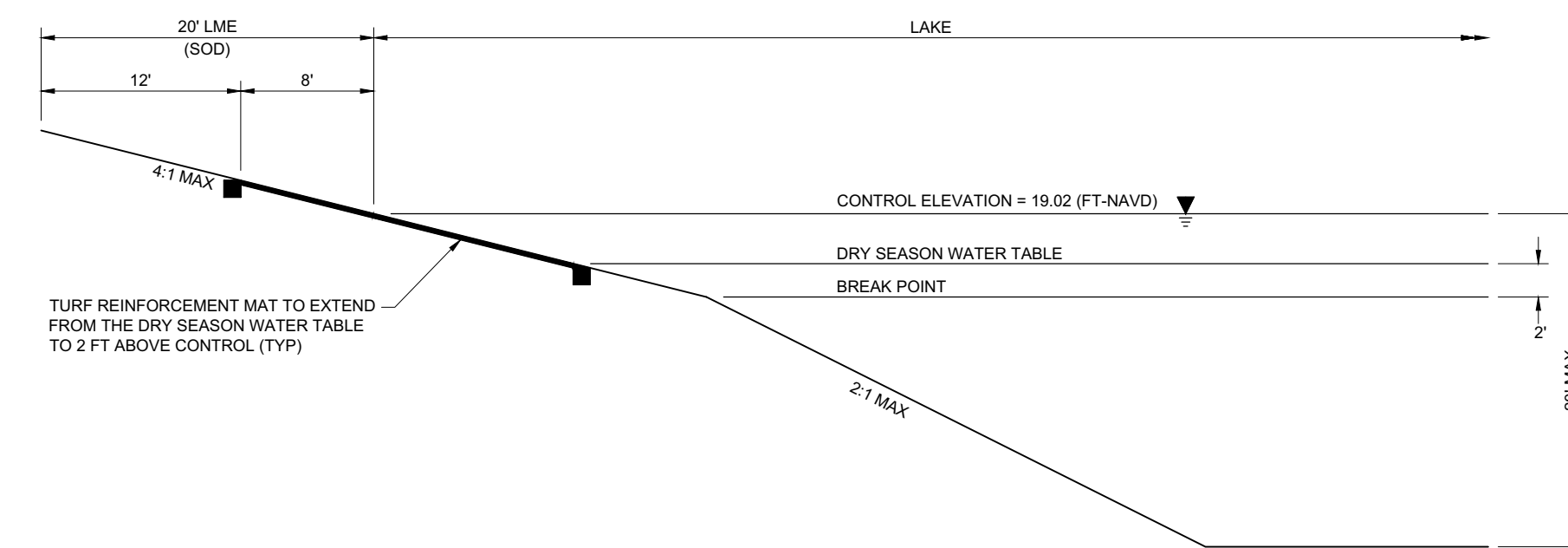
- MIN. STREET SETBACK (BHG PKWY.) = 25' (OFFICE, RETAIL, HOTEL, MIXED USE BUILDING)
- MIN. STREET SETBACK (BHG PKWY.) = 25'/100' (INDUSTRIAL)
- MIN. STREET SETBACK (I-75) = 30'
- MIN. STREET SETBACK (PRIVATE/INTERNAL) = 20'
- WATERBODY = 20'/0'
- PRESERVE = 25'
- MIN. BUILDING SEPARATION = 1/2 SUM OF THE BUILDING HEIGHT, OR 20' WHICHEVER IS GREATER (OFFICE, RETAIL, HOTEL).
- MIN. BUILDING SEPARATION = 1/2 SUM OF THE BUILDING HEIGHT (MIXED USE BUILDINGS, INDUSTRIAL).



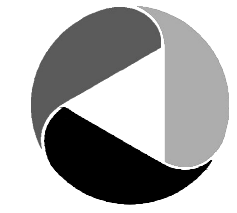
TYPICAL LAKE CROSS-SECTION (HARDENED EDGE)



TYPICAL LAKE CROSS-SECTION (BULKHEAD)



TYPICAL LAKE CROSS-SECTION (4:1 LAKE BANK SLOPE)



**ATWELL**  
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239.405.7777

GULF LANDINGS  
LOGISTICS CENTER  
CLIENT: YBFH REAL ESTATE LLC

CLIENT: YBFH REAL ESTATE LLC

# MASTER CONCEPT PLAN

[illegible]

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

|             |           |
|-------------|-----------|
| SET NUMBER: | 750-01-01 |
|-------------|-----------|

|         |   |
|---------|---|
| SHEET : | 2 |
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## Gulf Landings Logistics Center MPD

### Schedule of Deviations & Justification

**REVISED JUNE 2024**

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

Deviations 1 through 18 - No Changes.

Deviation 19 seeks relief from LDC Sections 10-256(b)(2)c.3 and LDC Section 10-296(e)(2)h.5, Table 15, which requires sidewalks on both sides of internal streets for all new nonresidential development, including suburban local streets in commercial development; including suburban local streets in commercial development with 6 foot wide pedestrian facilities; to allow for no sidewalk along the side of the street adjacent to Interstate 75 and a 5 foot pedestrian facility on the East side of the internal roadway.

**Justification: The Applicant is requesting an administrative deviation to remove the requirement for a sidewalk on the west side of the internal road abutting I-75. A 5-foot-wide sidewalk will be required along the eastern side of the internal roadway segment. All other internal roads within the development shall provide sidewalks along both sides of the roads.**

**The placement of a sidewalk abutting I-75 would provide no benefit to pedestrians. There are no uses, structures, or points of interest to encourage pedestrians to use the sidewalk to the west of the road. Pedestrians would be adjacent to the high speed noise of I-75 traffic and sidewalk would just serve to add additional impervious area to the development for a sidewalk which would have minimal to no use.**

**Additionally, the property to the south is already developed and contains no sidewalk along the western side of the roadway that connects the site, thereby creating a dead end for pedestrians.**

**The removal of the requirement to place a sidewalk along the side of the west side of the road abutting I-75 would serve to protect public health, safety and welfare by removing the need to cross the street once the pedestrian reaches a dead-end sidewalk, and will also reduce on-site impervious areas allowing for more green space.**

