



May 24, 2024

Mr. Khalil "Kam" Muhammad
Planner
Lee County Zoning Section
1500 Monroe Street
Fort Myer, FL 33908

**Re: RE: Gulf Landings Logistics Center MPD
ADD2024-00069**

Dear Mr. Muhammad:

Enclosed please find responses to your insufficiency letter dated *May 13, 2024*. The following information has been provided to assist with the approval process:

1. Insufficiency Comment Response Letter;
2. List of Zoning Approvals;
3. Revised Narrative; and
4. Deviations and Justification.

The following is a list of staff comments with our responses in **bold**:

Zoning Review:

- A. There are zoning approvals included in the submitted "List of Zoning Approvals" that do not apply to the subject property i.e. Z-02-016 and ADD2006-00087. Please add ADD2013-00056 to this list to ensure the accuracy of the mentioned zoning actions that are applicable to the subject property.

RESPONSE: Please refer to the revised List of Zoning Approvals, which has been revised per this comment.

- B. The request states that "Deviation 19" is needed. However, the narrative refers to the deviation approved under ADD2023-00162 as "Deviation 19". Please clarify and revise the request narrative accordingly to reflect accurate labeling of the deviations for the site.

RESPONSE: The proposed sidewalk deviation is Deviation 19, as the dumpster deviation added per ADD2023-00162 was in fact Deviation 18. The Narratives have been revised accordingly.

- C. The request states that a deviation from the required sidewalk on the west side

of the internal roadway is needed. Please clarify the sidewalk to be developed on the east side of the internal roadway will impact the required 15-foot right of way buffer as mentioned in Land Development Code (LDC) Section 10-416(d)(3 and 4) as the east side abuts an Industrial/Commercial use.

RESPONSE: The sidewalk on the east side of the internal road will not impact the required right-of-way buffer on the east side. The development will meet all required buffers as approved per Deviation 16, as conditioned by the PD Ordinance, and as required by the LDC.

- D. The Schedule of Deviations and Justifications includes an incorrect code citation. Instead of the written "LDC Section 10-2569(b)(2) c.3" the section should be written as "10-256(b)(2)c.3." Please also revise the schedule of deviations to add a deviation from LDC Section "10-296(e)(2)h.5" as the second deviation to be requested.

RESPONSE: Please refer to the revised Deviations and Justifications. The code reference has been updated to request a deviation from Section 10-296(d)(7).

- E. Courtesy Comment: There is no potential to deviate from the requirements outlined in LDC Section 10-256. The process is to submit a fee in-lieu request at time of local development order in accordance with LDC Section 10-256(b)(5). A fee-in-lieu may be granted in the case that the applicant can demonstrate absence of need per LDC 10-1. Please revise the application accordingly.

RESPONSE: See revised Deviations and Justification. The requested deviation has been revised to cite Section 10-296(d)(7) in order to omit the payment in lieu requirement.

Development Services

- A. Courtesy Comment: A Minor Change will be required to the approved Development Order, DOS2023-00030, to reflect the proposed sidewalk removal.

RESPONSE: So noted.

Legal

- A. The legal description for the MPD boundary has changed since the original approval. The three DCI cases DCI2004-00010, DCI2017-00028, and DCI2021-00002 each have different boundaries for the southern project boundary. The western boundary changed as well due to the expansion of the 1-75 ROW between the 2013 ADD and the 2017 DCI which should have been addressed in that amendment. The primary

concern is the removal of Lake A1 (formerly lakes A4 and E1 on the original MCP and combined by ADD2007-00091) from within the project boundary as well as the expansion for the road accessing Alica Road.

RESPONSE: Coordination with Zoning staff occurred regarding the legal description at the time of ADD2022-00206 review. Staff agreed that the requested amendment to the PD would not affect Lake A1. Staff identified they would be agreeable to not require a new legal description as long as the amendment request narrative clearly the request was specific to the lands identified in the Legal Description provided. This statement has been provided with this amendment request as well.

- B. Please explain the changes in the project boundaries between the 2004, 2017, and 2021 DCI cases.

RESPONSE: Coordination with Zoning staff occurred regarding the legal description at the time of ADD2022-00206 review. Staff agreed that the requested amendment to the PD would not affect Lake A1. Staff identified they would be agreeable to not require a new legal description as long as the amendment request narrative clearly the request was specific to the lands identified in the Legal Description provided. This statement has been provided with this amendment request as well.

Thank you in advance for your consideration of this additional information. If you have questions, please contact me directly at (239) 908-3421 or JMedina@RViPlanning.com

Thank you,

RVi Planning + Landscape Architecture



Josephine Medina, AICP
Project Manager