



## **GULF LANDINGS LOGISTICS CENTER MPD ADMINISTRATIVE AMENDMENT NARRATIVE**

***REVISED MAY 2024***

Fort Myers Industrial Owner, LLC (Applicant) is requesting an Administrative Amendment to the Gulf Landings Logistics Center (FKA Youngquist Trade Center and FKA Airport Interstate Commerce Park) Mixed Use Planned Development (MPD) to allow for relief from LDC requirements via one (1) additional deviation to allow for no sidewalk along the west side of the road adjacent to Interstate-75 (I-75). 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. ADD2023-00162 amended Zoning Resolution Z-21-009 through the addition of Deviation 18 to allow for alternative proposed standards to LDC Section 10-261 (a), refuse and solid waste disposal facilities for industrial uses.

### **REQUEST NARRATIVE**

The proposed request adds a new Deviation 19 to allow no sidewalk along the west side of the internal road abutting I-75. A 5-foot sidewalk will be provided along the eastern side of the internal road as well as along both sides of the other roads internal to the development to provide internal pedestrian connectivity. A Schedule of Deviations and Justification has been provided with this application and further details the justification for this deviation.

A revised Master Plan has been provided to clearly identify the location of the proposed deviation.

### **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.

Based upon this application's compliance with all other conditions in Z-18-027, as amended by Z-21-0009, ADD2021-00217, ADD2022-00206, and ADD2023-00162, the Lee Plan, and

administrative thresholds set forth in §34-380, the Applicant respectfully requests staff approval of the proposed administrative amendment.