

ADMINISTRATIVE AMENDMENT (PD) ADD2024-00234

ADMINISTRATIVE APPROVAL LEE COUNTY, FLORIDA

WHEREAS, Atwell, LLC, filed an application for an administrative amendment on a project known as Gulf Coast Town Center Mixed Use Planned Development (MPD) to:

1. Amend the approved MCP to consolidate Parcels B, C.1, and C.2 into Parcels B and C; and
2. Amend Condition 2.a for Commercial "C/O/H" areas to allow two additional fast-food restaurants along Ben Hill Griffin Parkway, for a total of six (6).

WHEREAS, the subject property is located at 17820 and 17824 Ben Hill Griffin Parkway, STRAP#s 11-46-25-11-00000.00C0 and 11-46-25-11-00000.00B0, described more particularly as:

LEGAL DESCRIPTION: Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the subject property is zoned Mixed Use Planned Development (MPD) and is located in the University Community Future Land Use as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned in Resolution number Z-00-024 (with subsequent amendments in Resolution numbers Z-08-046, Z-09-043, Z-20-020 and Case Numbers ADD2002-00142, ADD2003-00095, ADD2003-00172, ADD2004-00032, ADD2004-00047, ADD2004-00080, ADD2004-00214, ADD2005-00028, ADD2005-00187, ADD2006-00118, ADD2006-00198, ADD2006-00234, ADD2007-00156, ADD2007-00164, ADD2011-00019, ADD2016-00135, ADD2019-00016, ADD2021-00008, ADD2021-00103, ADD2024-00119, and Resolution Z-24-017; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, ADD2024-00119 amended the overall MCP approved by ADD2021-00008 to split Parcel C into 2 parcels identified as Parcels C.1 and C.2 (see Exhibit "C"); and

WHEREAS, the subject request seeks to consolidate Parcels B, C.1, and C.2 into two parcels (Parcels "B" and "C"), and the newly requested parcels, as demonstrated in the Conceptual Site Plan both meet the current commercial property development regulations and exceed the minimum lot area of 10,000 square feet, width of 75 feet, and depth of 100 feet (see Exhibit "B"); and

WHEREAS, ADD2024-00119 allowed two additional fast food restaurants along Ben Hill Griffin Parkway (changed limitation from four to six), and no further changes to this limitation are sought by this request; and

WHEREAS, fast-food restaurant uses have previously been found to be consistent and

compatible uses for the outparcels and two (2) additional fast-food restaurants are being proposed as infill development, providing additional employment opportunities and restaurant options for the surrounding community; and

WHEREAS, the applicant has requested to utilize existing Deviation 18 and Condition 48 from Resolution Z-24-017, which allows a 20-foot buffer along Ben Hill Griffin Parkway, subject to the condition that as part of local development order approval for Parcels B & C, the required 15-foot-wide buffer along the west property line may include a 5-foot-wide sidewalk; and

WHEREAS, the enhanced landscape buffer required by Condition 48 of Resolution Z-24-017 has previously been found compatible and appropriate for fast-food uses as demonstrated by ADD2014-00114; 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; 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 required by the LDC; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of the amendment to the Mixed Use Planned Development is **APPROVED** subject to the following conditions:

1. Development of Parcels B & C must be consistent with the amended two (2) page Master Concept Plan Composite, consisting of the Master Concept Plan from Resolution Z-24-017, a copy of which is attached hereto as Exhibit "D", and the Conceptual Site Plan for Parcels B & C, a copy of which is attached hereto as Exhibit "B".
2. ADD2024-00119 is hereby superseded by this amendment.
3. Condition 2.a of Resolution Z-24-017 is hereby amended as follows:

Commercial "C/O/H"

Restaurant, fast food, limited to six on outparcels fronting Ben Hill Griffin Parkway and a minimum of 200 feet from residential uses external to MPD

4. Deviation 18 of Resolution Z-24-017 is hereby amended as follows:

Deviation 18 seeks relief from LDC Section 34-1353(e), which requires a landscape buffer width of 25 feet adjacent to right of way external to the development, to allow a buffer width of 20 feet along Ben Hill Griffin Parkway. This deviation is APPROVED SUBJECT TO the following conditions:

- a. This deviation is limited to Parcels B and C as depicted on Exhibit “B” and Parcel H as depicted on the Master Concept Plan approved by Resolution Z-24-017, attached hereto as Exhibit “D”.
 - b. Development of Parcel H must comply with the Site Plan for PDQ – Gulf Coast attached to Resolution Z-24-017 as Exhibit E and located at 17470 Ben Hill Griffin Parkway.
 - c. As part of local development order approval, the required 15-foot-wide buffer along the west property lines along Parcels B, C, and H may include a 5-foot-wide sidewalk.
5. 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.

Exhibits

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan for Parcels B and C

Exhibit C: ADD2024-00119

Exhibit D: Resolution Z-24-017

Exhibit A

Gulf Coast Town Center MPD, Parcels B & C Administrative Amendment to Planned Development

LEGAL DESCRIPTION

TRACTS B & C, GULF COAST TOWN CENTER, A SUBDIVISION LOCATED IN SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN INSTRUMENT NUMBER 2007000192422, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

STRAP NUMBERS:

11-46-25-11-00000.00B0

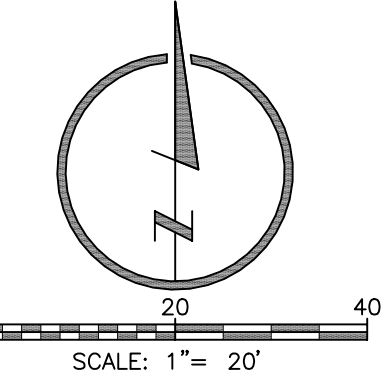
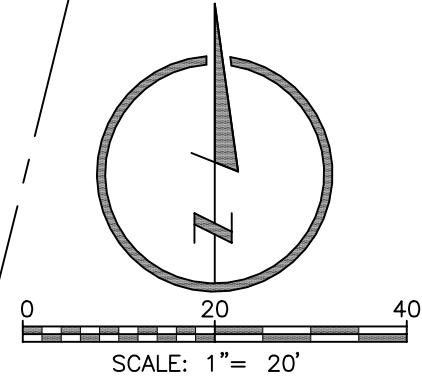
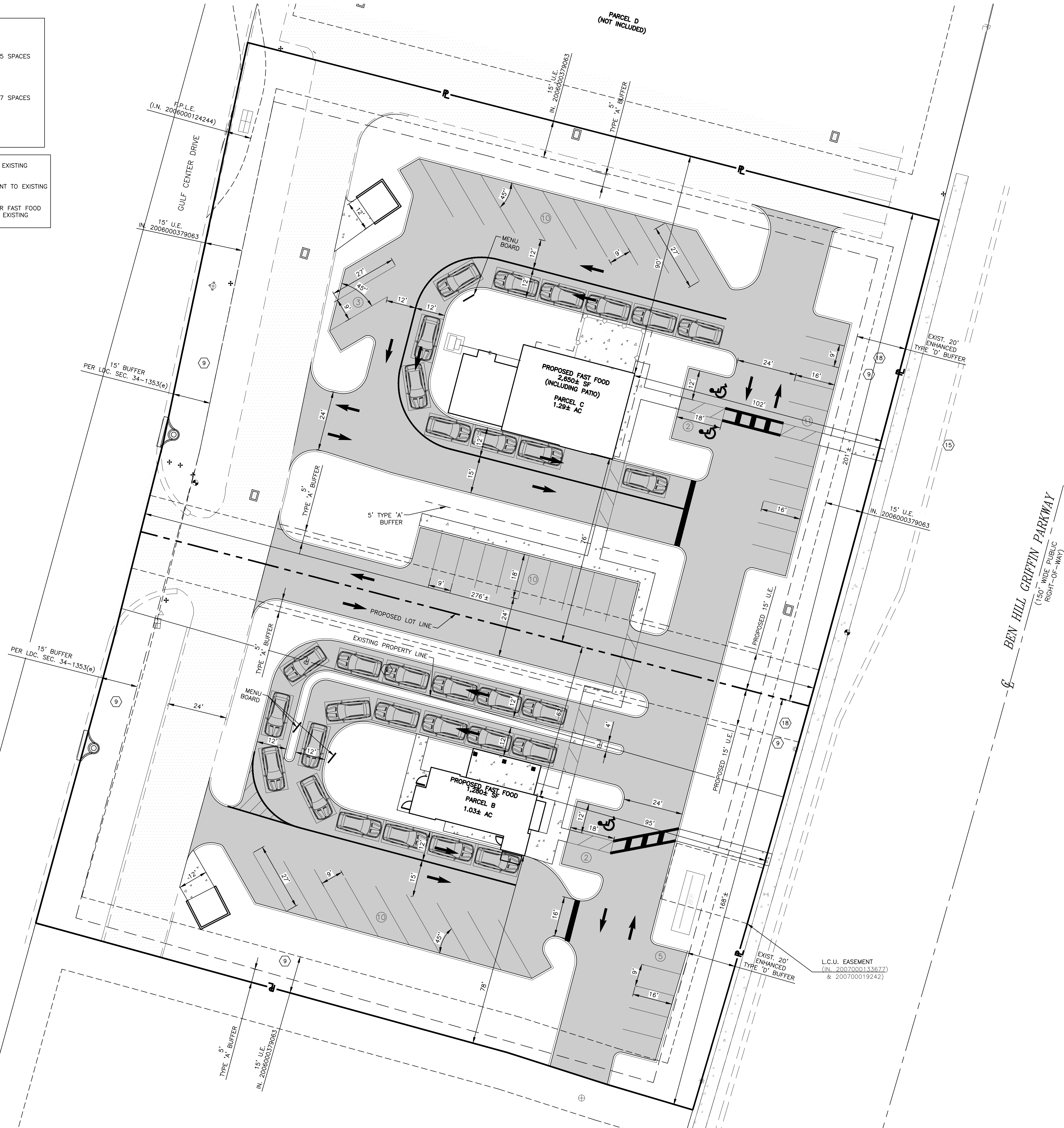
11-46-25-11-00000.00C0

***REVIEWED
ADD2024-00234
Sophia Ludlam, GIS Planner
Lee County
1/8/2025***

PARKING CALCULATIONS PER LDC SEC. 34-2020
FAST FOOD: 13 SPACES PER 1000 SF
PARCEL C FAST FOOD:
TOTAL REQUIRED: (2,650 SF/1,000 SF)* 13 SPACES = 35 SPACES
TOTAL PROVIDED: 36 SPACES INCLUDING 2 H/C SPACES
PARCEL B FAST FOOD:
TOTAL REQUIRED: (1,280 SF/1,000 SF)* 13 SPACES = 17 SPACES
TOTAL PROVIDED: 17 SPACES INCLUDING 1 H/C SPACE
OVERALL REQUIRED = 52 SPACES (INCLUDING 2 HC)
OVERALL PROVIDED = 53 SPACES (INCLUDING 3 HC)

NOTES:
1. BUFFERS PROVIDED WITHIN EASEMENT PURSUANT TO EXISTING DEVIATION 9/CONDITION 25 OF Z-24-017.
2. 15% OPEN SPACE REQUIRED AND PROVIDED PURSUANT TO EXISTING DEVIATION 11/CONDITION 26 OF Z-24-017.
3. 20-FOOT ENHANCED TYPE 'D' BUFFER PROVIDED FOR FAST FOOD ABUTTING BEN HILL GRIFFIN PARKWAY PURSUANT TO EXISTING DEVIATION 18/CONDITION 48 OF Z-24-017.

LEGEND:
= DEVIATION
= PARKING COUNT
--- = LANDSCAPE BUFFER
--- = EASEMENT
--- = EXISTING ASPHALT DRIVE



CONCEPTUAL SITE PLAN
(EXHIBIT E-1)

GULF COAST TOWN CENTER MPD

PARCELS B & C

PREPARED FOR:

NO.	DATE	REVISION DESCRIPTION	BY



Know what's below.
Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
PROJECT NUMBER:	COMPLETION DATE:	SURVEY DATUM:
BOOK AND PAGE:	12-11-2024	

SHEET

ADMINISTRATIVE AMENDMENT (PD) ADD2024-00119

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Atwell, LLC, filed an application for an administrative amendment on a project known as Gulf Coast Town Center Mixed Use Planned Development (MPD) to:

1. Amend overall MCP approved by ADD2021-00008 to split Parcel C into 2 parcels; and
2. Amend Condition 2.a for Commercial "C/O/H" areas to allow two additional fast-food restaurants along Ben Hill Griffin Parkway, for a total of six (6);

WHEREAS, the subject property is located at Gulf Coast Town Center, STRAP 11-46-25-11-00000.00C0, described more particularly as:

LEGAL DESCRIPTION: Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the subject property is zoned Mixed Use Planned Development (MPD) and is located in the University Community Future Land Use as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned in Resolution number Z-00-024 (with subsequent amendments in Resolution numbers Z-08-046, Z-09-043, Z-20-020 and Case Numbers ADD2002-00142, ADD2003-00095, ADD2003-00172, ADD2004-00032, ADD2004-00047, ADD2004-00080, ADD2004-00214, ADD2005-00028, ADD2005-00187, ADD2006-00118, ADD2006-00198, ADD2006-00234, ADD2007-00156, ADD2007-00164, ADD2011-00019, ADD2016-00135, ADD2019-00016, ADD2021-00008, and ADD2021-00103; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant has requested to amend the overall Master Concept Plan approved by ADD2021-00008 to split Parcel C into two (2) parcels: Parcel C1 and Parcel C2 (see Exhibit "B"); and

WHEREAS, the requested parcels, as demonstrated in the Conceptual Site Plan, both meet the current commercial property development regulations and exceed the minimum lot area of 10,000 square feet, width of 75 feet, and depth of 100 feet (see Exhibit "B"); and

WHEREAS, the applicant has requested to amend Resolution Z-20-020, Condition 2.a (Schedule of Uses for Commercial "C/O/H") to allow two additional fast food restaurants along Ben Hill Griffin Parkway (change limitation from four to six); and

WHEREAS, fast-food restaurant uses have previously been found to be consistent and compatible uses for the outparcels and two (2) additional fast-food restaurants are being proposed as infill development, providing additional employment opportunities and restaurant options for the surrounding community; and

WHEREAS, the applicant has requested to utilize existing Deviation 18 and Condition 48 from Resolution Z-20-020 which allows a 20-foot buffer along Ben Hill Griffin Parkway, subject to the condition that as part of local development order approval for parcels C1 and C2, the required 15-foot-wide buffer along the west property line may include a 5-foot-wide sidewalk; and

WHEREAS, the enhanced landscape buffer required by Condition 48 has previously been found compatible and appropriate for fast-food uses as demonstrated by ADD2014-00114; 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; 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 required by the LDC; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of the amendment to the Mixed Use Planned Development is **APPROVED subject to the following conditions:**

1. **Development of Parcels C1 and C2 must be consistent with the two (2) page Master Concept Plan Composite consisting of the Master Concept Plan dated March 22, 2021, last revised May 29, 2024, and the Conceptual Site Plan for Parcels C1 and C2, a copy of which is attached hereto as Exhibit "B."**
2. **Deviation 18 of Resolution Z-20-020 is hereby amended as follows:**

Deviation 18 seeks relief from LDC §34-1353(e), which requires a landscape buffer width of 25 feet adjacent to right of way external to the development, to allow a buffer width of 20 feet along Ben Hill Griffin Parkway. This deviation is APPROVED SUBJECT TO the following conditions:

- a. **This deviation is limited to Parcels C1, C2, and H as depicted on the Master Concept Plan attached hereto as Exhibit "B."**

- b. Development of Parcel H must comply with the Site Plan for PDQ – Gulf Coast attached to Resolution Z-20-020 as Exhibit H and located at 17470 Ben Hill Griffin Parkway.**
 - c. As part of local development order approval, the required 15-foot-wide buffer along the west property lines along Parcels C1, C2, and H may include a 5-foot-wide sidewalk.**
- 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 8/16/2024

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Exhibits

Exhibit A: Legal Description

Exhibit B: Master Concept Plan Composite

Exhibit C: Resolution Z-20-020 and ADD2021-00008

Exhibit A

Gulf Coast Town Center MPD, Parcel C
Administrative Amendment to Planned Development

LEGAL DESCRIPTION

TRACT C, GULF COAST TOWN CENTER, A SUBDIVISION LOCATED IN SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN INSTRUMENT NUMBER 2007000192422, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

STRAP NUMBER:

11-46-25-11-00000.00C0

*REVIEWED
ADD2024-00119
Rick Burris, Principal
Planner
Lee County DCD/Planning
7/15/2024*

GULF COAST TOWN CENTER MASTER CONCEPT PLAN

Exhibit D
PARCEL C REVISED 5/29/2024 AS CLOUDED

W.M.

CO

CA

MAIN STREET / SPECIAL EVENTS AREA

STAGE LAWN & UNIVERSITY AREAS

FUTURE LAND USE LINE

PARCEL / USE AREA LINES (E.G., C/O/H/R)

EXTERNAL VEHICULAR ACCESS POINTS

INTERNAL VEHICULAR CIRCULATION

#

DEVIATIONS

LAKE LOCATION

CONSERVATION AREA

COMMON AREA TRACT

MAIN STREET / SPECIAL EVENTS AREA

STAGE LAWN & UNIVERSITY AREAS

FUTURE LAND USE LINE

PARCEL / USE AREA LINES (E.G., C/O/H/R)

EXTERNAL VEHICULAR ACCESS POINTS

INTERNAL VEHICULAR CIRCULATION

DEVIATIONS

LEGEND

LAKE LOCATION

CONSERVATION AREA

COMMON AREA TRACT

MAIN STREET / SPECIAL EVENTS AREA

STAGE LAWN & UNIVERSITY AREAS

FUTURE LAND USE LINE

PARCEL / USE AREA LINES (E.G., C/O/H/R)

EXTERNAL VEHICULAR ACCESS POINTS

INTERNAL VEHICULAR CIRCULATION

DEVIATIONS

DEVIATIONS NOT DEPICTED (1, 4, 5, 8, 9, 11, 12, 15, 16, 17 & 20) ARE APPLICABLE IN ALL AREAS OF THE MPD. FINAL LOCATIONS OF PROPOSED DEVIATIONS WILL BE REVIEWED DURING THE D.O. APPROVAL PROCESS. DEVIATIONS 6 & 10 WERE DENIED.

0' 250' 500'

SCALE: 1" = 250'

N

W

E

S

PROJECT IDENTIFICATION SIGN LOCATIONS

- INTERSTATE 75
- ALICO ROAD
- BEN HILL GRIFFIN - NORTH
- BEN HILL GRIFFIN - CENTER
- BEN HILL GRIFFIN - SOUTH

LAND USE SUMMARY			
SYMBOL	DESCRIPTION	UNITS	ACRES
W.M.	WATER MANAGEMENT TRACT		27.8 acres
CO	CONSERVATION		
CA	COMMON AREA TRACT		
C/O/H	COMMERCIAL		
C/O/H/R	COMMERCIAL / RESIDENTIAL		
	RESIDENTIAL		
	TOTAL AREA		203.5 acres

* COMMERCIAL DEVELOPMENT SHALL NOT EXCEED 10,000 SQ.FT. (G.F.A.) PER ACRE INCLUDING ALL COMMERCIAL RETAIL, OFFICE, HOTEL, AND RESEARCH & DEVELOPMENT USES. ALL COMMERCIAL ANCILLARY USES ARE INCLUDED IN THIS LIMITATION. RESIDENTIAL DEVELOPMENT AND RESIDENTIAL OR RECREATIONAL ANCILLARY USES ARE NOT INCLUDED IN THIS AMOUNT. (198.2 ACRES X 10,000 SQ.FT./ACRE = 1,982,000 SQ.FT. OF G.F.A. ALLOWED)

** UP TO 40,000 SQ.FT. OF OFFICE USE MAY BE MEDICAL OFFICE. UP TO 80,000 SQ.FT. OF OFFICE USE MAY BE CONVERTED TO RESEARCH & DEVELOPMENT USE ON A 1.0 SQ.FT. TO 1.1 SQ.FT. RATIO.

OPEN SPACE & INDIGENOUS VEGETATION TABLE

	Acreage	%	Open Space
TOTAL ACREAGE	203.5 acres		
OPEN SPACE REQUIRED			
Residential Open Space *	7.0 acres	30%	2.1 acres
Commercial Open Space *	196.5 acres	15%	29.5 acres
TOTAL OPEN SPACE REQUIRED			31.6 acres
OPEN SPACE PROVIDED			
Residential Open Space			
Residential - on site (CO) **	7.0 acres	15%	1.1 acres
Conservation Area (CA) ***	12.2 acres	3%	0.4 acres
Water Management (W/M) ***	- acres	0%	- acres
Total Residential Open Space Provided			1.4 acres
Commercial Open Space			
Commercial - on site	144.3 acres	15%	21.6 acres
Conservation Area (CO) **	12.2 acres	97%	11.8 acres
Water Management (W/M) ***	27.8 acres	100%	27.8 acres
Total Commercial Open Space Provided			61.3 acres
TOTAL OPEN SPACE PROVIDED			62.7 acres
INDIGENOUS REQUIRED	31.6 acres	50%	15.8 acres
INDIGENOUS PROVIDED			
On-Site Indigenuous			
Indigenous in on-site upland conservation	3.0 acres	150%	4.5 acres
Indigenous in on-site marsh	5.5 acres	100%	5.5 acres
Indigenous in on-site cypress wetland	3.6 acres	100%	3.6 acres
Total On-Site Indigenuous Provided			13.6 acres
Off-Site Indigenuous			
Indigenous Vegetation in Slough System	47.3 acres	100%	47.3 acres
Indigenous Vegetation in CREW	11.0 acres	100%	11.0 acres
Total Off-Site Indigenuous Provided			58.3 acres
TOTAL INDIGENOUS PROVIDED			71.9 acres

* See Deviation 11.
** Proportionate share of total acreage.
*** See Deviation 13.

GENERAL NOTES

- INDIGENOUS OPEN SPACE AREAS PROVIDED WILL CONFORM TO THE MINIMUM DIMENSIONAL REQUIREMENTS AS STATED IN LDC SEC. 10-413.(c)(2)
- THE MASTER PLAN FOR THE GULF COAST TOWN CENTER IS CONCEPTUAL. THE SPECIFIC LOCATION, SIZE AND CONFIGURATION OF ALLOWED USES AND INDIVIDUAL TRACTS SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
- INTERNAL ACCESS TO BE PROVIDED IN ACCORDANCE WITH THE LDC.
- LOCATION OF BUILDINGS, PARKING, SERVICE AREAS, AND OTHER USES WITHIN EACH LOT/PARCEL SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
- THE MASTER STORM WATER MANAGEMENT FACILITIES SHALL CONTINUE TO ACCEPT AND PROVIDE STORAGE VOLUME FOR THE ADJACENT 40-ACRE FLORIDA GULF COAST UNIVERSITY (FGCU) STUDENT HOUSING PARCELS (40-ACRE TRACT) PER THE APPROVED SFWMD E.R.P., AS IT MAY BE AMENDED FROM TIME TO TIME.

PARCEL C REVISED 5/29/2024 AS CLOUDED

NO.	DATE	DESCRIPTION
11	5-16-19	NOT VALID
10	5-16-19	NOT VALID
9	5-16-19	NOT VALID
8	5-16-19	NOT VALID
7	5-16-19	NOT VALID
6	5-16-19	NOT VALID
5	5-16-19	NOT VALID
4	5-16-19	NOT VALID
3	5-16-19	NOT VALID
2	5-16-19	NOT VALID
1	5-16-19	NOT VALID

NO.	DATE	DESCRIPTION
11	5-16-19	NOT VALID
10	5-16-19	NOT VALID
9	5-16-19	NOT VALID
8	5-16-19	NOT VALID
7	5-16-19	NOT VALID
6	5-16-19	NOT VALID
5	5-16-19	NOT VALID
4	5-16-19	NOT VALID
3	5-16-19	NOT VALID
2	5-16-19	NOT VALID
1	5-16-19	NOT VALID

CIVIL ENGINEERING	2300 CURLEW ROAD STE 201
LAND PLANNING	PALM HARBOR, FLORIDA
TRAFFIC	34683
TRANSPORTATION	34683
SURVEYING	PHONE (727) 789-9500
GIS	727-789-9500
AVIAD GROUP	AVIADGROUP.COM

GULF COAST TOWN CENTER	LEE COUNTY, FL
1	1

LEGAL DESCRIPTION

GULF COAST TOWN CENTER
PARCEL LYING IN
SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 11 RUN S 89° 43' 15" E ALONG THE NORTH LINE OF SAID SECTION FOR 1,844.61 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY, THENCE RUN S 01° 00' 30" W ALONG SAID RIGHT-OF-WAY LINE FOR 841.27 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S 01° 00' 30" W ALONG SAID LINE FOR 176.58 FEET TO A POINT OF CURVATURE, THENCE RUN SOUTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 00° 13' 15") (CHORD BEARING S 01° 07' 08" W) (CHORD 38.25 FEET) FOR 38.25 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2923, PAGE 4025, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN ALONG THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: N 88° 46' 15" W FOR 256.00 FEET; S 01° 51' 05" W FOR 209.96 FEET; S 87° 31' 36" E FOR 256.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; SAID WESTERLY RIGHT-OF-WAY LINE, THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 06° 34' 47") (CHORD BEARING S 05° 45' 48" W) (CHORD 1,139.14 FEET) FOR 1,139.77 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2884, PAGE 575 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: N 80° 56' 49" W FOR 256.00 FEET; S 09° 40' 30" W FOR 209.96 FEET; S 79° 42' 10" E FOR 256.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE, AND SAID WESTERLY RIGHT-OF-WAY LINE, THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 08° 01' 38") (CHORD BEARING S 14° 18' 40" W) (CHORD 1,389.37 FEET) FOR 1,390.51 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3956, PAGE 4074 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL AND THE NORTHERLY AND WESTERLY BOUNDARIES OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2005000180554 OF SAID PUBLIC RECORDS THE FOLLOWING COURSES: N 74° 38' 48" W FOR 1,935.71 FEET; S 36° 09' 50" W FOR 40.37 FEET; S 04° 31' 16" W FOR 1,025.61 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET (DELTA 90° 00' 00") (CHORD BEARING S 40° 28' 44" E) (CHORD 42.43 FEET) FOR 47.12 FEET TO A POINT OF TANGENCY; S 85° 28' 44" E FOR 198.57 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET (DELTA 90° 00' 00") (CHORD BEARING S 40° 28' 44" E) (CHORD 42.43 FEET) FOR 47.12 FEET TO A POINT OF TANGENCY; S 04° 31' 16" W FOR 116.46 FEET; S 01° 38' 35" W FOR 56.21 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3165, PAGE 1800 OF SAID PUBLIC RECORDS; THENCE RUN S 76° 08' 03" W ALONG SAID NORTHERLY BOUNDARY FOR 527.60 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N 14° 14' 00" W FOR 1,370.44 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,567.58 FEET (DELTA 06° 01' 11") (CHORD BEARING N 11° 13' 24" W) (CHORD 584.68 FEET) FOR 584.95 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,635.58 FEET (DELTA 05° 11' 12") (CHORD BEARING N 01° 33' 17" W) (CHORD 509.98 FEET) FOR 510.15 FEET TO A POINT OF COMPOUND CURVATURE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,197.83 FEET (DELTA 25° 28' 44") (CHORD BEARING N 13° 46' 41" E) (CHORD 969.32 FEET) FOR 977.35 FEET TO A POINT OF TANGENCY; N 26° 31' 03" E FOR 786.12 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4161, PAGE 4130 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S 89° 43' 15" E ALONG SAID BOUNDARY LINE FOR 2,628.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.52 ACRES, MORE OR LESS.

BEARINGS HEREINAbove MENTIONED ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST AS BEARING S 89° 43' 15" E.

VILLAGE OF
SAN CARLOS DRI
(THREE OAKS)
MULTIFAMILY
RESIDENTIAL
(TOWNHOUSES)
ZONED RPD

ALICO INTERCHANGE
PARK RPD / CPD DRI
UNDEVELOPED
ZONED CPD

INTERSTATE 75

PARCEL R
CO
3.1 AC.
UPLAND
PRESERVE

PARCEL S
WM
27.8 AC.
2 13

PARCEL T
CO
5.5 AC.
MARSH

FLU: UNIVERSITY VILLAGE INTERCHANGE
FLU: UNIVERSITY COMMUNITY

C/O/H
151.6 AC.
(INCL. OUTPARCELS)
REGIONAL SHOPPING MALL
AND ASSOCIATED
DEVELOPMENT

C/O/H/R
7.0 AC.
LOT 5 7 21 22 23 24

FLORIDA GULF COAST
UNIVERSITY STUDENT
HOUSING
ZONED MPD

PARCEL U
CA
4.9 AC.

MIROMAR LAKES MPD / DRI
SF RESIDENTIAL
ZONED MPD

MIROMAR LAKES MPD / DRI
SF RESIDENTIAL
ZONED MPD

BEN HILL GRIFFIN PARKWAY

MIROMAR LAKES MPD / DRI
SF RESIDENTIAL
ZONED MPD

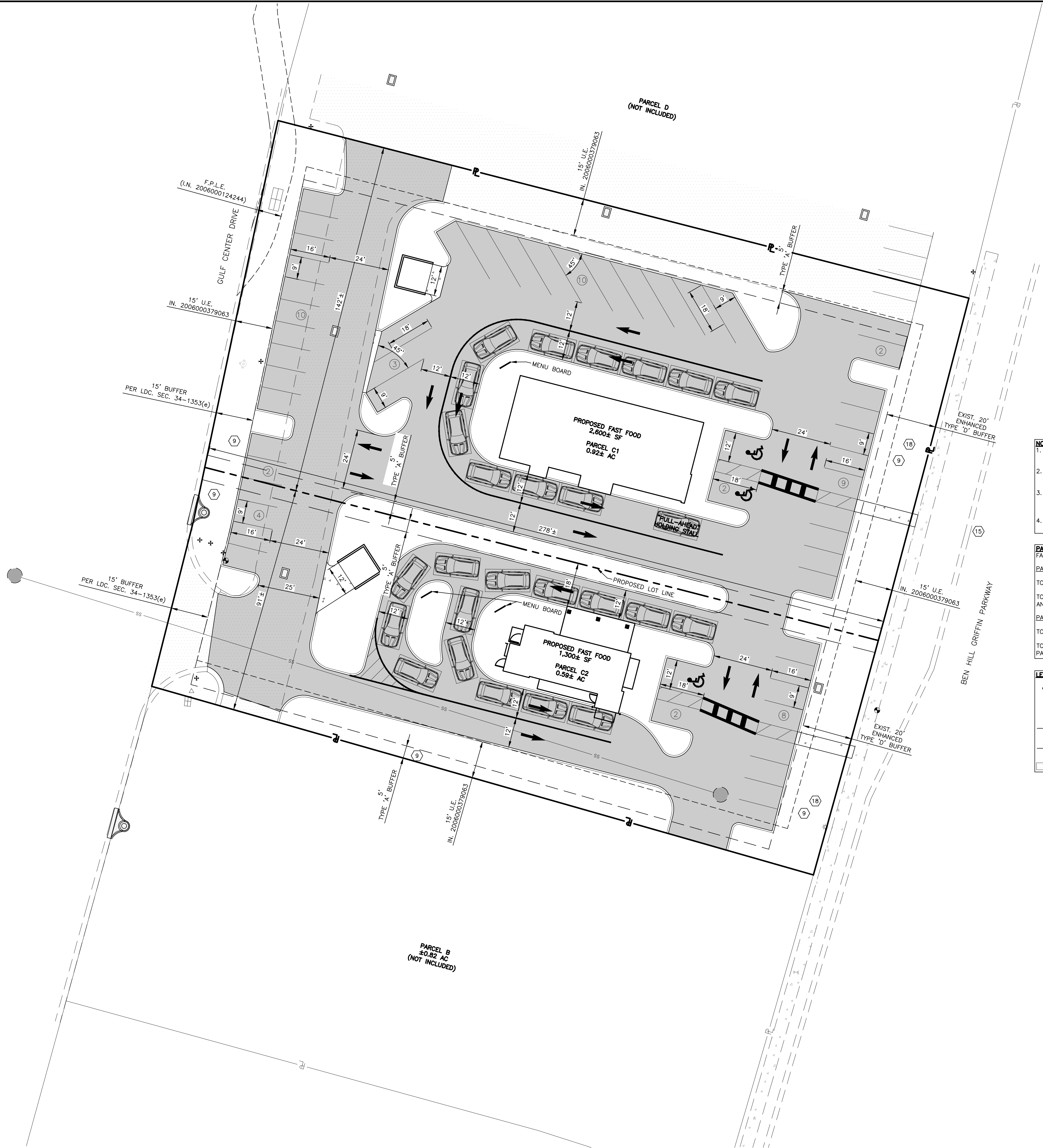
ALICO ROAD

ROYAL PLAZA DRIVE

ROYAL UNIVERSITY
DRIVE

UNIVERSITY PLAZA CPD
COMMERCIAL
ZONED CPD

ROYAL QUEEN BOULEVARD



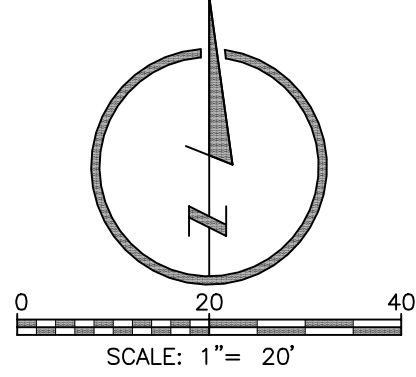
- NOTES:**
1. BUFFERS PROVIDED WITHIN EASEMENT PURSUANT TO EXISTING DEVIATION 9/CONDITION 25 OF Z-20-020, AS AMENDED.
 2. 15% OPEN SPACE REQUIRED AND PROVIDED PURSUANT TO EXISTING DEVIATION 11/CONDITION 26 OF Z-20-020, AS AMENDED.
 3. 20-FOOT ENHANCED TYPE 'D' BUFFER PROVIDED FOR FAST FOOD ABUTTING BEN HILL GRIFFIN PARKWAY PURSUANT TO EXISTING DEVIATION 18/CONDITION 48 OF Z-20-020, AS AMENDED.
 4. PARKING SPACES FOR PARCEL C2 PROVIDED ON PARCEL C1 PURSUANT TO LDC SECTION 34-2015(1)b.

PARKING CALCULATIONS PER LDC SEC. 34-2020
FAST FOOD: 13 SPACES PER 1,000 SF

PARCEL C1 FAST FOOD:
TOTAL REQUIRED: (2,600 SF/1,000 SF)* 13 SPACES = 34 SPACES
TOTAL PROVIDED: 38 SPACES INCLUDING 2 H/C SPACES (35 SPACES FOR PARCEL C1 AND 3 SPACES FOR PARCEL C2)

PARCEL C2 FAST FOOD:
TOTAL REQUIRED: (1,300 SF/1,000 SF)* 13 SPACES = 17 SPACES
TOTAL PROVIDED: 14 SPACES INCLUDING 1 H/C SPACE (+3 EXTRA SPACES PROVIDED IN PARCEL C1.) = TOTAL OF 17 SPACES PROVIDED FOR PARCEL C2.

- LEGEND:**
- ⑨ = DEVIATION
 - Ⓟ = PARKING COUNT
 - - - = LANDSCAPE BUFFER
 - - - = EASEMENT
 - ▨ = EXISTING ASPHALT DRIVE



CONCEPTUAL SITE PLAN
(EXHIBIT H-1)

GULF COAST TOWN CENTER MPD

PARCELS C1 & C2

PREPARED FOR:

NO.	DATE	REVISION DESCRIPTION	BY



Know what's below.
Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SETTING LINES PRIOR TO CONSTRUCTION.

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
PROJECT NUMBER:	COMPLETION DATE:	SURVEY DATUM:
BOOK AND PAGE:	5-17-2024	

SHEET

RESOLUTION NUMBER Z-20-020

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, GCTC Holdings, LLC, to remove 40.5± acres, relocate multiple family residential use, increase multiple family residential building height/stories, allow zero lot line development and reduced building separations, increase number of hotel rooms, amend Schedule of Uses, reduce retail square footage and amend sign package in reference to the Gulf Coast Town Center Mixed Use Planned Development (MPD); and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on June 25, 2020. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her office on or before July 24, 2020; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2019-00011 and recommended APPROVAL of the Request with conditions; and

WHEREAS, a second public hearing was advertised and held on October 7, 2020 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to remove 40.5± acres, relocate multiple family residential use, increase multiple family residential building height/stories, allow zero lot line development and reduced building separations, increase number of hotel rooms, amend Schedule of Uses, reduce retail square footage and amend sign package.

The property is located in the University Community, University Village Interchange, and Wetlands Future Land Use Category, and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Gulf Coast Town Center Master Concept Plan," prepared by AVID Group, date stamped received July 22, 2020, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the

LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Development must also comply with the Lee Plan, Gulf Coast Town Center DRI Development Order, and "DRI Map H Master Plan Gulf Coast Town Center".

Approved MPD Development Parameters:

1,511,765 square feet (GFA) retail, office and commercial development,
400 hotel/motel rooms, and
600 multi-family residential units.

MPD is limited to a maximum cumulative total of 10,000 square feet of nonresidential building area per non-residential acre within the DRI.

2. Permitted Uses and Property Development Regulations.

a. Permitted Uses by MCP Tract Designation:

Commercial "C/O/H"

Accessory uses and structures
Administrative offices
Agricultural uses and agricultural accessory uses (limited to bona fide uses existing on November 1, 2000)
Animal Clinic
ATM (automatic teller machine)
Automobile service station - with gas pumps & car wash (limited to one only, a minimum of 200 feet from residential uses)
Automobile Repair and Service, Group I (limited to 1 located on outparcels adjacent to Ben Hill Griffin Parkway)
Banks and financial establishments: Groups I, II
Bar and cocktail lounge (limited to one principal use and one in conjunction with a Group III Restaurant, with outdoor seating)
Boardwalks
Broadcast studio, commercial radio and television
Business services:
 Group I (excluding bail bonding and blood donor stations)
 Group II
Clothing stores, general
Clubs: Commercial, Fraternal, Membership, Private
Communication tower (accessory to permitted use only and 100 feet or less in height)
Consumption on Premises, subject to Conditions 41 and 46
Contractors and Builders: Group I
Convenience food and beverage store (limited to one - located a minimum of 200 feet from residential uses)
Cultural facilities
Day care center, child

- Department Store - including the following accessory uses
 - Auto parts sales
 - Automobile Repair and Service, Group I
 - Lawn & Garden Supply sales
- Drive-through facility for any permitted use (a minimum of 200 feet from residential uses external to the planned development boundary)
- Drugstore, pharmacy
- Entrance gates and gatehouse
- Essential services
- Essential service facilities, Group I
- Excavation: Water retention
- Fences, Walls
- Food stores, Groups I, II
- Gift and Souvenir Shop
- Hardware store
- Health Care Facility, Group III
- Helistop
- Hobby, toy, game shops
- Hotel/Motel (minimum of 500' from residential uses external to MPD)
 - Accessory uses including but not limited to:
 - Consumption on premises (limited to one)
 - Day Care Center: Child
 - Personal Services, limited to ATM, barber or beauty shop, photo agents, health club and spa
 - Restaurant, Groups II, III
 - Specialty Retail Shop, Groups I, II
- Household and office furnishings, Groups I, II (including interior design and remodeling sales stores such as "The Great Indoors" or "Expo Design Center")
- Kiosks, subject to Condition 42
- Laundromat
- Laundry or dry cleaning, Group I
- Medical office
- Non-Store Retailers - All Groups
- Package store (limited to one, a minimum of 200 feet from residential uses)
- Paint, glass and wallpaper
- Parcel and express services
- Parks, Public or Private, Groups I, II
- Parking lot:
 - Accessory
 - Garage
- Personal services:
 - Group I
 - Group II - excluding massage establishments, massage parlors, steam or Turkish baths
 - Group III
 - Group IV - excluding escort services, palm readers, fortune tellers, card readers and tattoo parlors
- Pet Services
- Pet Shop
- Pharmacy

Photo Finishing Laboratory
Plant nurseries
Police sub-station
Post Office
Recreation facilities, commercial, Groups I through IV
Rental or leasing establishments: Groups I, II (excluding automobiles)
Repair shops, Groups I, II
Research and development laboratories
 Groups I (indoor use only)
 Groups II and IV
Restaurant, fast food, limited to four on outparcels fronting Ben Hill Griffin Parkway
 and a minimum of 200 feet from residential uses external to MPD
Restaurants, standard: All Groups, includes outdoor seating a minimum of 200 feet
 from residential uses external to MPD
Retail and Wholesale sales, when incidental to a permitted principal use
Schools, commercial
Schools, non-commercial
Self-service fuel pumps - only in conjunction with convenience food & beverage
 store
Signs, subject to Condition 30
Social services, Groups I, II, III (limited to social service centers)
Specialty retail shop: Groups I, II, III (Group III, Sporting Goods Stores are subject
 to Condition 40)
Studios
Taxi stand
Temporary Uses (subject to Condition 47)
Theater: Indoor
Used merchandise stores, Groups I, II
Variety store

Mixed Use "C/O/H/R"

All uses permitted in C/O/H Tract

Dwelling Units:
 Townhouse
 Multiple Family Building
Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Home occupation
Model unit
Recreation facilities, private, on-site
Signs, subject to Condition 30
Temporary Sales and/or construction office

Conservation "CO"

Accessory uses and structures
Interpretive centers, rain shelters, gazebos
Nature and foot trails including boardwalks and jogging paths

Paths, boardwalks and bridges proving access from uplands to wetlands and to allow fishing piers, observation towers and golf cart crossings

Signs, subject to Condition 4

Water Management Facilities

Wildlife Management

Mitigation Activities

b. Site Development Regulations

Site development regulations are set forth in Exhibit D.

3. Alligator Management:

- a. A lake within the water management area on the western portion of the property must be excavated to create suitable alligator habitat prior to filling in the existing borrow pit lake;
- b. The 5.5-acre marsh Conservation Open Space (CO) shown on the MCP must provide a corridor to direct alligators from the borrow pit to the water management lake referenced above. The corridor must be shown on local development order plans. -OR- A state licensed wildlife trapper may trap alligators in the borrow pit lake and relocate them to the lake within the referenced water management area; and
- c. The water management lake must be barricaded during site construction to prevent alligators from returning to the borrow pit lake.

4. Alligator Signs.

The wording and location of signs prohibiting feeding or harassment of alligators must be shown on development order plans for Development Services staff review and approval prior to local development order approval.

5. Alligator Borrow Pit.

The borrow pit area must be resurveyed for alligator nests prior to issuance of a vegetation removal permit. If there are active alligator nests, a management plan addressing the protection of the nest and eggs must be submitted for Development Services staff review and approval.

6. Littoral Planting Plan.

The Littoral Planting Plan for the Borrow Pit Marsh Area prepared by Wilson Miller, dated January 22, 1999, is hereby incorporated into this zoning approval. Draw down pools must be incorporated into the design of the marsh. The details of the plan must be included on the local development order plans.

7. Eastern Indigo Snake Pamphlet.

The developer must distribute an educational pamphlet on the eastern indigo snake to construction workers conducting land clearing and excavation activities prior to site work.

If an eastern indigo snake is located on the development site, all work must cease and the developer must submit a management plan in accordance with LDC §10-474 to Environmental Sciences staff for review and approval.

8. Open Space and Indigenous Vegetation.

Open space and preservation of indigenous vegetation must comply with the Property Development Regulations (Exhibit D).

9. Property Owners Association.

The developer must initiate establishment of a property owners' or residents' association(s) for the residential component of this project. The association, in conjunction with the staff of Department of Public Safety, must provide an educational program describing the risks of natural hazards on an annual basis. The program should provide literature, brochures and technical assistance for Hurricane Awareness/Preparedness Seminars. The intent of this recommendation is to provide a mechanism to educate residents on actions to mitigate dangers inherent in these hazards.

10. Hurricane Notification and Evacuation.

The developer must formulate an emergency hurricane notification and evacuation plan subject to review and approval by the County Department of Public Safety, prior to issuance of a local development order. The developer will allow the mall parking lot to be used for the staging of relief and rescue efforts in the event of a hurricane or other natural disaster.

11. Security Gate.

If access to any portion of this development is through a security gate or similar device, which is not manned 24 hours a day, the gate must be equipped with an override strip installed in a glass-covered box to be used by drivers of emergency vehicles to gain entry.

12. Hazardous Materials.

If required by Federal, State, or local regulations:

- a. Purchasers/end users of parcels used to store, manufacture, or use hazardous materials, must contact the County Department of Public Safety to discuss the proposed development in relation to the potential type, use, and storage of hazardous materials to be located on the premises.
- b. Purchasers/end users must prepare material safety data sheets (MSDS) and submit copies of MSDS or a list of chemicals to the local fire district and to the County Department of Public Safety.
- c. Developer must establish an emergency notification system in the event of a hazardous material release.

13. Federal Aviation Regulations Part 150 Noise Study.

Future land uses within Gulf Coast Town Center DRI, located within Airport Noise Zone C depicted on LDC Appendix C, Map 1 (SWFIA Airport Noise Zone Map), must be consistent with the recommendations of the of the Federal Aviation Regulations Part 150 Noise Study for the Southwest Florida International Airport adopted by the Board of County Commissioners. Specifically, residential living units, churches, libraries, schools, day care centers, hospitals, correctional institutions or nursing homes are prohibited within this area (Airport Noise Zone C).

14. Airport Noise Zone C.

- a. Commercial buildings, especially hotel and motel facilities located in Airport Noise Zone C, will use sound insulating materials or facilities.
- b. For approval of a rezoning to planned development, amendment to a planned development, special exception, or variance, the following must be included as a condition of approval:

“The developer, successor or assign acknowledges the property's proximity to Southwest Florida International Airport and the potential for noises created by and incidental to the operation of the airport as outlined in LDC 34-1104. The developer, successor or assign acknowledges that a disclosure statement is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC 34-1104(b).”
- c. For approval of a development order for multifamily development, plat, re-plat or lot split, the following disclosure statement must be included on the recorded plat as applicable, and in association documents for condominium, property owner and homeowner associations:

“The Southwest Florida International Airport is in proximity to this (insert plat/condominium/development, as appropriate). There is potential for noises created by and incidental to the operation of the airport as outlined in LDC §34-1104.”

15. Noise and Navigation Easement.

As a condition of subdivision plat approval or building permit for property located in Airport Noise Zone C, the applicant/owner must sign and record a noise and navigation easement to the County. The easement must authorize any and all aircraft noise on and overflights of the property that might occur during the operation of the Southwest Florida International Airport at present and in the future.

16. Tall Structures.

Development must comply with LDC §34-1008 for tall structures including permanent buildings, antenna towers, and temporary construction cranes. Any object or structure (including temporary equipment used for construction) within an Airport Obstruction Notification Zone or proposed at a height greater than an imaginary surface extending outward and upward from any point of any RSW runway at a slope of 125 to 1 (one foot vertically for every 125 feet horizontally) for a distance up to a height of 125 feet above

mean seal level and anything above 125 feet above mean sea level will require a Tall Structures Permit approved by the LCPA as described in Lee County Ordinance 19-03, LDC §34-1107, as well as AC-13-7. Additionally, proposed objects or structures at heights greater than an imaginary surface extending outward and upward from any point of a RSW runway at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above mean sea level, requires the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

17. Helistops.

Helistops are subject to review and approval by the Florida Department of Transportation (FDOT) and the Lee County Port Authority.

18. Architectural Theme – Roadway Visibility.

Commercial development, including the conventional shopping center and “open air village,” must incorporate a common architectural theme on all sides of the commercial buildings visible from 1-75, Alico Road, and Ben Hill Griffin Parkway to ensure an equally attractive architectural elevation on all sides of the development. The common architectural theme must include enhanced streetscape landscaping and enhanced building architectural features, consistent with Condition 32 below.

19. Decorative Pavers.

Deviation 1 is approved for the use of decorative pavers on the privately maintained roads, provided the developer's development order submittals demonstrate the structural design is consistent with LDC requirements for local and access streets.

20. Excavation Setback.

Deviation 2 permits required excavation setbacks to be measured from the edge of pavement or back of curb, subject to the provision of protective measures for wayward vehicles including, but not limited to, non-mountable curbs provided at the time of local development order approval.

21. Public Utility Easement.

Deviation 3 allows required public utility easements on one side of the roadway, provided all of the applicable utility companies state, in writing, that the easement may be eliminated.

22. Indigenous Vegetation.

Deviation 4 allows portions of the required indigenous vegetation to be provided within water management areas, conservation areas, and Mitigation Area Slough System as follows:

- 3.0 acres of pine Flatwoods as delineated on the MCP; and
- 3.6 acres of cypress wetlands preserved and enhanced along the north property line; and
- 5.5 acres of created marsh as delineated on the MCP; and

- 50% of the required littoral plantings for the two lakes adjacent to I-75 must be provided by trees and shrubs; and
- 47.3 acres of Stewart Cypress Slough preserved and restored as off-site mitigation.

The 3.6-acre cypress wetland (Tract M, Gulf Coast Town Center subdivision) has been delineated indigenous preserve and the surface water management system has been designed to provide the appropriate hydrology for the cypress wetland pursuant to previously approved development orders and subdivision plat.

Prior to the issuance of a vegetation removal permit, reasonable efforts must be made to relocate butterfly orchid plants to appropriate preserve areas. Upon completing the relocation, the developer must submit documentation of the number of butterfly orchid plants moved and the recipient locations to the Development Services.

23. Vehicular Traffic.

Deviation 7 allows vehicles to back out of private residential access drives and private local roads only within residential areas provided posted speed is 20 mph or less. In addition, traffic calming devices will be provided where determined appropriate by the Director, and the visual clear zone must comply with the requirements of LDC §34-3131.

24. Right-of-way Width.

Deviation 8 allows right-of-way widths to coincide with back of curb for local private roads, provided required drainage and utility easements are located outside of the right-of-way and adequate provisions are made for road drainage and utilities.

25. Buffers in Easements.

Deviation 9 allows planted buffers in easements, provided if any required buffer or landscape strip plantings installed within easements must be removed, the Developer or property owner's or homeowner's association must replace these plantings with like size and species at no expense to the County. This requirement must be clearly stated in the property owner's or homeowner's documents.

26. Open Space.

Deviation 11 allows 30% open space for residential site area and 15% open space for commercial site area shown on the MCP, provided a total of 63.5 acres of open space complies with the following:

- a. 27.8 acres of the required open space can be provided by the water management lakes; and
- b. 3.1 acres pine Flatwoods (the upland preserve - CO area depicted on the MCP); and
- c. 3.6 acres cypress wetlands along the north property line; and
- d. 5.5 acres marsh; and

- e. Individual commercial tracts must provide a minimum of 15% open space within each tract, not including water bodies or conservation areas; and
- f. Individual residential tracts must provide a minimum of 30% open space within each tract, not including the water bodies or conservation areas; and
- g. Prior to local development order approval, development order plans must include open space calculations and delineation to demonstrate compliance with required on-site open space and conditions.

27. Parking Blocks.

Deviation 5 allows project parking spaces to be developed without the required parking block two feet from the end of each parking space, provided:

- a. The parking lot will contain permanently installed landscaped islands: 1) at the end of parking rows to establish distinct parking lot aisles; and 2) periodically between the rows of parking spaces to discourage vehicles from driving perpendicular to (across) the parking aisles.
- b. On-site security patrols occur during operating hours of commercial uses to ensure customer compliance with safe and prudent vehicular operation in the parking lot.
- c. Bi-weekly parking lot sweeping program is instituted on the commercial parking lot(s).

28. Regional Mall Parking.

Deviation 12 allows up to 10% of required parking for the regional mall only to be stabilized grass parking, provided these parking spaces (a) are not counted toward the open space requirement, (b) are limited to a maximum of 10% of the number of spaces required for the regional mall, and (c) are located on the perimeter of that commercial tract.

29. Water Management Lakes.

Deviation 13 allows 100% of the acreage of the two large water management lakes to be applied toward open space requirements, subject to the following conditions:

Per the previously approved local development order approval, the development order plans include a detailed plan for the native wetland vegetation required in this Deviation. The plan met the following criteria:

- a. Enhanced littoral plantings within the large water management lakes located along I-75 within the commercial portion of the planned development; and
- b. Planting areas specifically delineated; and
- c. Plant specifications including native species, container size and numbers; and
- d. Vegetation clustered to mimic natural systems.

30. Project Signage.a. Deviation 14.

Deviation 14 provides relief from LDC §§ 30-153(1)a.3., 30-153(2)a.2., 30-154(2), and 30-154(6)b.3. subject to the Signage Plan for Gulf Coast Town Center ("Exhibit E"), which permits the following:

1. Increases in maximum permitted sign area from 300 square feet to 384 square feet for four (4) project identification signs at three (3) project entrances on Ben Hill Griffin Parkway, and one (1) entrance on Alico Road,
2. Increases in maximum permitted sign height from 24 feet to 30 feet-10 inches for four (4) project identification signs at three (3) project entrances on Ben Hill Griffin Parkway and one (1) entrance on Alico Road,
3. An interstate highway interchange area sign in the southeast quadrant of the Alico Road intersection with I-75,
4. Increases maximum permitted sign area from 750 square feet to 2,597 square feet for an interstate highway interchange area sign, with maximum height of 80 feet-3 inches.

b. Project Identification Signs.

Project identification signs must comply with the Landscape Exhibit. (Exhibit F) Signs must also comply with the following requirements:

1. Village Signs may not include "Banners" and "Pennants" as defined and prohibited in LDC Chapter 30, and are limited to development internal to Gulf Coast Town Center.
2. Village Signs must be constructed of rigid material.
3. Village Sign location, sign area and height must be consistent with the illustrations attached to this resolution.
4. Village Signs may not overhang into any street easement or right-of-way in accordance with LDC §30-5(22).
5. Village Signs and other internal signs in the amended sign package may not be legible from Ben Hill Griffin Parkway, Alico Road, and Interstate 75.

31. Transportation Mitigation.

Transportation mitigation was paid in full consistent with DRI Development Order conditions. Site-related improvements and additional conditions may be required at the time of local development order.

32. Landscape Enhancement Plan.

A landscape enhancement plan exceeding LDC required minimum landscaping implements a continuous theme throughout the MPD. The landscape enhancement plan has been approved by local development order.

Enhancement may be achieved through a number of creative design options including, but not limited to:

- Larger trees (i.e., increased height, caliper and spread);
- Increasing buffer width;
- Increasing buffer plantings;
- Clustering trees;
- Staggering heights of grouped palm trees;
- Creating tree "boulevards";
- Meandering buffer plantings within the full width;
- Use of berms to create elevation relief;
- Larger parking lot islands;
- Groundcover or shrubs in parking lot islands;
- Increasing parking canopy tree numbers;
- Placing parking islands closer than every 10 parking spaces;
- Staggering parking lot islands;
- Greater variety of plant species;
- Flowering accent trees (e.g., Poinciana, yellow elder, jacaranda);
- Water features or creative features such as sculptures at intersections;
- Creative water management such as meandering vegetated swales;
- Increased littoral plantings;
- Connecting preserves with native landscaping;
- Flowering groundcover (e.g., golden creeper; dune sunflower; blanket flower);
- Varying shrub heights;
- Varying tree heights; and
- Planting native habitats.

33. Lee County Sheriff's Department Substation.

Developer will provide the Lee County Sheriff's Department not more than 600 square feet of finished shell space in the main regional mall complex for use as a Sheriff's Substation to facilitate the law enforcement activities. This space is to be provided at nominal cost.

34. Crime Prevention.

During the design and construction of the main regional retail complex, the developer will consult with the crime prevention representatives of the Lee County Sheriff's Department, and will incorporate appropriate elements of the National Crime Prevention Institute's "Crime Prevention through Environmental Design" program.

35. Construction Theft and Crime.

The developer will consult with the County Sheriff's Department during the construction phase to receive suggestions on reducing the potential for construction theft and crime.

36. Architectural and Landscape Theme.

The mixed use development of the property must include a regional shopping center or residential component, which incorporates an open air village of restaurants and shops, all developed with a common architectural theme. The common architectural theme, landscaping and graphic design theme were previously approved by the Department of Community Development. Condition 32 is not affected by this condition and remains effective. Changes to the development's established architectural theme requires an amendment to the MPD through the public hearing process.

37. Alico Road Access.

Prior to local development order approval for the regional shopping center, the developer must demonstrate it has the legal right to access Alico Road through the 40 acre parcel to the north. The interconnection must be constructed and operational prior to the issuance of a final certificate of occupancy for the regional shopping center.

38. Developer Commitments to the University.

The developer of the regional shopping center and entertainment center will:

- a. coordinate with the University and various tenants to assist in the placement of students in jobs at the retail and entertainment facility;
- b. provide a shuttle bus to transport students and staff from the University to the project;
- c. coordinate with the University to allow pep rallies, parents' weekend activities, and other University related events at the regional retail complex and entertainment center;
- d. provide bike racks throughout the center to accommodate student and staff access by bicycle.

39. Open Space – Northern Boundary.

The owner of the common open space area that includes the 3.6 acre wetland on the northern boundary of the property must make the wetland available to the University for Student Access and research.

40. Specialty Retail Store, Group III.

Group III Specialty Retail Stores (Sporting Goods Store) are subject to the following conditions:

- a. The following uses must be incidental and subordinate to the proposed Sporting Goods Store: Commercial Recreation Facilities Group IV (limited to indoor Firearm and Archery Range), Boat Parts Store, Boat Sales, Boat Ramp and Dockage, Vehicle and Equipment Dealers Groups II, III, and IV, Boat Repair and Service and Fishing Pier. The Sporting Goods Store is located on the west side of the project along the east portion of the water management lake. The boat sales are permitted for boats with a maximum length of 26-feet.

- b. Indoor Firearm and Archery Range is limited to demonstration and trial of firearms and archery equipment. The indoor Firearm and Archery Range may not operate as a principal use and must be ancillary to Sporting Goods Store.
- c. Open Storage is limited to storage of boats for sale or repair by the Sporting Goods Store. Open Storage is limited to the 37,126+/- square-foot Proposed Boat Storage Area on the New Boat Display and Storage Area Landscape Exhibit, last revised November 5, 2005 stamped received by the Permit Counter on November 28, 2005, attached hereto (Exhibit G).
- d. Boat Display Areas will be counted toward commercial square-footage and associated parking for the area must be calculated consistent with the LDC.
- e. Boat Service and Repair is limited to installation of electronics and navigation equipment, rigging new equipment, and minor engine repair and must be incidental and subordinate to the Sporting Goods Store.
- f. Service and repair of boats must occur within the Sporting Goods building and may not occur in outdoor areas. Boats not actively under repair must be located within the Boat Storage area indicated on New Boat Display and Storage Area Landscape Exhibit. (Exhibit G). This limitation does not apply to boats for sale.
- g. Boardwalks and Fishing Piers are limited to areas shown on the New Boat Display and Storage Area Landscape Exhibit. (Exhibit G)
- h. Boat Ramp and Dockage is limited to product demonstration and trial for boats sold by the Sporting Goods Store. Wet boat slips are limited to four (4) slips. Boat Ramp and Dockage may not be used as an independent commercial boat ramp to access the water management lake and may only be ancillary to the Sporting Goods Store.
- i. The access gate for the Open Storage area for boats must have a minimum 80% opacity.
- j. Uses permitted ancillary to Sporting Goods Store may not be transferred to other businesses or locations. These uses will not be considered stand-alone or independent uses. They are considered ancillary and subordinate to the Sporting Goods Store located adjacent to the water management lake on the west side of the property.

41. Consumption on Premises.

The hours of operation for Consumption on Premises in conjunction with indoor and outdoor seating are limited to 10:00 am to 1:00 am, Monday through Sunday. Extension of hours for Consumption on Premises require further development approvals. These limitations do not apply to movie theatre use pursuant to ADD2014-00179.

No outdoor seating is approved within 500-feet of residential uses located outside the development. Outdoor seating within 500-feet of an off-site residential use must be approved as part of a public hearing application.

Extension of Consumption on Premises hours or outdoor seating within 500-feet of an off-site residential use must acquire additional approvals.

42. Kiosk Locations.

A maximum of 32 Kiosks are allowed within Main Street / Special Events Area depicted on the MCP. Kiosks must be consistent with the architectural theme of the Shopping Center.

43. Building Separation.

Deviations 15 and 17 allow building separation of 8 feet between buildings and allow zero-lot line setbacks when a subdivision tract/parcel line coincides with the common wall(s) of a multiple occupancy building (commercial or residential) subject to compliance with applicable building and fire code requirements.

44. Light Poles for Parking Lots.

Deviation 16 allows light poles in parking lots to be a maximum height of 30-feet subject to compliance with the remaining provisions of LDC §34-625.

45. Ancillary Use.

The following uses may be permitted as ancillary uses to a Department Store (wholesale club):

- Gas pumps with not more than 16 self-serve pumps, and
- Package store

These ancillary uses do not count toward the project-wide limitation of one convenience food and beverage store and package store.

46. Alcoholic Sales.

The following approvals remain in effect:

- a. Wine and Cheese shop (ADD2006-00234);
- b. Bar/Cocktail Lounge with 4-COP Alcoholic Beverage License (ADD2006-00235);
- c. 2-COP alcoholic beverage license for a wine and cheese tasting room (ADD2006-00234);
- d. Consumption on premises in conjunction with a bar/cocktail lounge for the World Famous Cigar Bar (SEZ2008-00234);
- e. 2-COP alcoholic beverage license in conjunction with an art studio (ADD2014-00120); and
- f. 2-COP alcoholic beverage license in conjunction with a movie theatre (ADD2014-00179).

47. Temporary Uses.

Temporary uses are permitted subject to the following:

- a. Temporary uses are limited to the Main Street/Special Events Area depicted on the MCP.
- b. An unlimited number of small temporary uses are approved for the Main Street area. Small temporary uses may not block access ways and/or utilize parking for display or storage.
- c. Large temporary uses that block access ways, parking spaces, or occupy areas beyond the Stage Lawn or University area must acquire a temporary use permit.
- d. Large temporary uses, in totality, cannot exceed 180 days per calendar year within the Main Street Area.
- e. Temporary uses must comply with LDC §34-3041, except as permitted herein.
- f. Temporary uses, large and small, may occur within 6 months from the date of expiration for a similar previously approved temporary use.

48. Fast Food/Out-Parcel Landscape Plan.

The 20 foot Type D Ben Hill Griffin Parkway Buffer must comply with MCP Enhanced Buffer Details 300' Typical Section and 300' Typical Elevation (Exhibit F), except to include:

- a. A minimum of 4 groupings of 7 native, cold hardy shrub species per 300 feet for a total of 224± plantings; and
- b. Shrubs a minimum of 7-10 gallon container size, installed at maximum 4-5 foot on center.

SECTION C. DEVIATIONS:1. Street Design and Construction Standards.

Deviation 1 seeks relief from LDC §10-296(d) Table 3 requirement that street wearing surfaces meet FDOT Standard Specifications, to allow cement concrete pavers or similar decorative paving materials for local streets within project rights-of-way. This deviation is APPROVED SUBJECT TO Condition 19.

2. Setbacks for Water Detention/Retention Excavations.

Deviation 2 seeks relief from LDC §10-329(d)(1)(a)(1) requirement that setbacks for excavations for water retention be measured from the street right-of-way line or easement, to allow required excavation setbacks to be measured from edge of pavement or back of curb. This deviation is APPROVED SUBJECT TO Condition 20.

3. Location of Water and Sewer Lines.

Deviation 3 seeks relief from LDC §10-355 requirement for 10-foot-wide public utility easements on both sides of a roadway, to allow public utility easement on one side only. This deviation is APPROVED SUBJECT TO Condition 21.

4. Open Space – Indigenous Native Vegetation and Trees.

Deviation 4 seeks relief from LDC §10-415(b)(l) requirement that 50% of required open space be provided by existing indigenous vegetation, to allow portions of required indigenous vegetation to be provided within the water management, conservation areas, and offsite Mitigation Area Slough System. This deviation is APPROVED SUBJECT TO Condition 22.

5. Parking Spaces Abutting Pedestrian Walkways.

Deviation 5 seeks relief from the LDC §34-2016(2)a.2 requirement that parking spaces abutting pedestrian walkways, required landscaping, or required open space provide parking blocks, to permit required parking spaces to be developed without parking blocks. This deviation is APPROVED SUBJECT TO Condition 27.

6. Required Parking Spaces.

Deviation 6 seeks relief from LDC §34-2020 parking requirements for residential and non-residential uses, to permit four and one-half parking spaces per 1,000 square feet of total floor area for non-residential uses and two parking spaces per unit for residential uses (including clubhouse and ancillary residential support uses). This deviation is denied consistent with prior zoning actions.

7. Parking Lot Access.

Deviation 7 seeks relief from LDC §34-2013(a) requirement that parking lot design permit vehicles exiting the lot to enter the street right-of-way in a forward motion, to allow vehicles to back out of individual driveways when driveways are accessory to individual multiple family units in the residential area. This deviation is APPROVED SUBJECT TO Condition 23.

8. Right-of-Way Width.

Deviation 8 seeks relief from LDC §10-296(b), Table 2, which requires 40' right-of-way to provide 35' right-of-way width for two-way closed drainage, rear lot drainage, or inverted crown, to allow right-of-way widths to coincide with the back of curb for local private roads. This deviation is APPROVED SUBJECT TO Condition 24.

9. Landscape Standards.

Deviation 9 seeks relief from LDC §10-416(d)(1) requirement that no portion of a buffer area consisting of trees and shrubs be located in an easement, to allow planted buffers in easements. This deviation is APPROVED SUBJECT TO Condition 25.

10. Open Space.

Deviation 10 seeks relief from LDC §§ 10-415(a) and 10-415(c) requirements that developments provide minimum open space equal to 40% of residential site area and 30% of commercial site area, to allow up to 13.1 acres of open space to be provided off-site within the Mitigation Area Slough System. This deviation was denied in Resolution Z-08-046.

11. Open Space.

Deviation 11 seeks relief from LDC §§ 10-415(a) and 34-414(c) requirements that all developments provide minimum open space equal to 40% of residential site area and 30% of commercial site area, to allow only 30% open space for residential site area and 15% open space for commercial site area shown on the MCP Open Space Table. This deviation is APPROVED SUBJECT TO Condition 26.

12. Parking Lot Surface.

Deviation 12 seeks relief from LDC §§ 34-2017(a)(1) and 34-2017(a)(2) requirement that parking areas be constructed of a paved all weather surface, to allow up to 10% required parking for commercial tract (regional mall) to be stabilized grass parking for spaces located on the perimeter of the commercial tract. This deviation is APPROVED SUBJECT TO Condition 28.

13. Open Space.

Deviation 13 seeks relief from LDC §10-415(d)(2)(c) requirement that water bodies meet 25% of required open space, to allow 100% of water management lakes to be applied toward commercial open space requirements. This deviation is APPROVED SUBJECT TO Condition 29.

14. Signs.

Deviation 14 seeks relief from LDC Chapter 30 regulating signs to adopt a Signage Plan for Gulf Coast Town Center. This deviation is APPROVED SUBJECT TO Condition 30.

15. Building Separation.

Deviation 15 seeks relief from LDC §34-1040(e) requirement that minimum building separation between buildings be the greater of 20 feet or one-half of the sum of the building heights, to allow building separation of eight (8) feet. This deviation is APPROVED SUBJECT TO Condition 43.

16. Outdoor Lighting Standards.

Deviation 16 seeks relief from LDC §34-625(d)(4)(a) which establishes a maximum height of 25-feet for light poles for parking lots to allow a maximum height of 30-feet. This deviation is APPROVED SUBJECT TO Condition 44.

17. Building Separation.

Deviation 17 seeks relief from LDC §34-1040(e) requirement that minimum building separation between buildings within the development must be the greater of 20 feet or one-half of the sum of the heights of the buildings, to allow zero-lot line setbacks when a subdivision tract/parcel line coincides with common wall(s) of multiple occupancy buildings (commercial or residential). This deviation is APPROVED SUBJECT TO Condition 43.

18. Right of Way Buffer Landscaping.

Deviation 18 seeks relief from LDC §34-1353(e), which requires a landscape buffer width of 25 feet adjacent to right of way external to development, to allow a buffer width of 20 feet along Ben Hill Griffin Parkway. This deviation is APPROVED SUBJECT TO following conditions:

As part of local development order approval, the required 15 foot wide buffer along the west property line may include a 5' wide sidewalk.

Development must comply with Site Plan for PDQ – Gulf Coast attached hereto as Exhibit H and located at 17470 Ben Hill Griffin Parkway.

Deviation previously approved by ADD2014-00114.

19. Landscape Standards.

Deviation 19 seeks relief from LDC §10-416(d)(11)(b), which authorizes buffers to be used for passive recreation such as pedestrian, bike, or equestrian trails, provided not more than 20% of the buffer width is impervious surface, to allow 34% of the buffer to be impervious surface to accommodate a sidewalk in the landscape buffer. This deviation is APPROVED SUBJECT TO the following conditions:

As part of local development order approval, the required 15 foot wide buffer along the west property line may include a 5' wide sidewalk.

Development of this parcel must be in compliance with the Site Plan for PDQ – Gulf Coast (Exhibit H) and located on property located at 17470 Ben Hill Griffin Parkway.

Deviation previously approved by ADD2014-00114.

20. Height.

Deviation 20 seeks relief from LDC §34-2175 limiting maximum height of structures to 45 feet, or up to 75 feet when additional height is required to increase open common space to preserve environmentally sensitive land, secure areas of native vegetation and wildlife habitat, or preserve historical, archaeological scenic resources, to allow building heights of 95 feet for multiple family uses.

This deviation is APPROVED SUBJECT TO the condition that multiple-family residential buildings over 45 feet in height are prohibited within 500 feet of existing or proposed residential uses outside the MPD.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Site Development Regulations
- Exhibit E: Signage Plan
- Exhibit F: Landscape Buffer Details
- Exhibit G: New Boat Display and Storage Area Landscape Exhibit last revised November 5, 2005 stamped received by the Permit Counter on November 28, 2005
- Exhibit H: Site Plan for PDQ – Gulf Coast

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. The requested amendment to the Gulf Coast Town Center Mixed Use Planned Development complies with the Lee Plan. See Lee Plan Vision Statement Paragraph 13 (San Carlos), Lee Plan Goals 4, 5, 6, 11, 15, 39, 77, 123, 124; Objectives 1.5, 2.1, 2.2, 4.1, 5.1, 6.1, 15.1, 39.1, 126.2; Policies 1.1.9, 1.3.5, 1.5.1, 2.1.2, 5.1.1, 5.1.3, 5.1.7, 6.1.1, 6.1.3, 15.1.4, 15.1.7, 15.2.2, 135.1.9; Lee Plan Maps 1, 6, 7, 16; LDC §§ 34-411(a) and 34-612(2).
2. *As conditioned*, the Gulf Coast Town Center MPD:
 - a. Meets the Land Development Code and other County regulations or qualifies for deviations. See LDC §§ 10-630, 30-153, 34-145(d), 34-341, 34-378, 34-411, 34-413, 34-491, 34-932;
 - b. Is compatible with existing and planned uses in the area. See Lee Plan Policies 5.1.5, 5.2.4, 6.1.4, 15.1.2, 15.1.4, 15.1.7, 135.1.9, 135.9.5, 135.9.6; LDC §§ 34-411(c) and (i).
 - c. Provides access sufficient to support the proposed development intensity. Expected impacts to transportation facilities will be addressed by the conditions of approval and County regulations. See Lee Plan Goal 39, Objectives 39.1, Policies 6.1.5, 39.1.1, 39.2.1; LDC §§ 10-287, 34-411(d).
 - d. Will not adversely affect environmentally critical/sensitive areas and natural resources. See Lee Plan Goals 77, 123, 124; Objectives 60.4, 77.3, 126.2; Policies 1.5.1, 60.4.2, 61.3.8, 61.3.11, 77.3.2, 77.3.4, 123.2.8, 124.1.1, 125.1.3, Standard 4.1.4; and LDC §§ 34-411(g) and (h).
 - e. Will be served by urban services adequate to serve the proposed land use. See Lee Plan Glossary, Lee Plan Maps 6, 7, Goals 4, 11, Objective 56.2; Policy 15.1.5, Standards 4.1.1 and 4.1.2; LDC §34-411(d).

3. The proposed mix of uses is appropriate at the proposed location. See Lee Plan Goals 5, 6, 11, 15, Objective 11.1; Policies 1.1.9, 1.3.5, 1.5.1, 5.1.5, 5.1.7, 6.1.4, 6.1.7, 15.1.2, 15.1.7, 15.1.10, 15.2.2, 135.1.9;
4. The recommended conditions and applicable regulations provide sufficient safeguards to protect the public interest. See Lee Plan Goal 63, Policies: 5.1.5, 5.2.4, 6.1.3, 6.1.6, 126.2.1, 135.9.5 and 135.9.6; See *also* LDC §34-411;
5. The recommended conditions are reasonably related to the impacts expected from the proposed development. See Lee Plan Policies 5.1.5, 6.1.3; LDC §34-932; and
6. The requested deviations, as conditioned:
 - a. Enhance the objectives of the planned development, and
 - b. Preserve and promote protection of public health, safety and welfare.

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Sandelli. The vote was as follows:

Adopted by unanimous consent.

John Manning	Absent
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 7th day of October 2020.

ATTEST:
LINDA DOGGETT, CLERK

BY: *Melissa Butler*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Brian Hamman*
Brian Hamman, Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Joseph A. Adams
Joseph A. Adams
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
mb
2020 NOV -5 PM 3:05

GULF COAST TOWN CENTER

PARCEL LYING IN
SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 11 RUN S 89° 43' 15" E ALONG THE
NORTH LINE OF SAID SECTION FOR 1,844.61 FEET TO AN INTERSECTION WITH THE
WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY; THENCE RUN S 01° 00'
30" W ALONG SAID RIGHT-OF-WAY LINE FOR 841.27 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S 01° 00' 30" W ALONG SAID LINE FOR
176.58 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF
SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 00° 13' 15")
(CHORD BEARING S 01° 07' 08" W) (CHORD 38.25 FEET) FOR 38.25 FEET TO AN
INTERSECTION WITH THE NORTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN
OFFICIAL RECORD BOOK 2923, PAGE 4025, IN THE PUBLIC RECORDS OF LEE COUNTY,
FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN ALONG THE NORTH, WEST
AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: N 88° 46' 15" W FOR
256.00 FEET; S 01° 51' 05" W FOR 209.96 FEET; S 87° 31' 36" E FOR 256.00 FEET TO AN
INTERSECTION WITH A NON-TANGENT CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE;
THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG AN ARC OF SAID
CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 06° 34' 47") (CHORD
BEARING S 05° 45' 48" W) (CHORD 1,139.14 FEET) FOR 1,139.77 FEET TO AN
INTERSECTION WITH THE NORTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN
OFFICIAL RECORD BOOK 2884, PAGE 575 OF SAID PUBLIC RECORDS; THENCE RUN ALONG
THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES:
N 80° 56' 49" W FOR 256.00 FEET; S 09° 40' 30" W FOR 209.96 FEET; S 79° 42' 10" E FOR
256.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE AND SAID WESTERLY
RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND AN
ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 08° 01'
38") (CHORD BEARING S 14° 18' 40" W) (CHORD 1,389.37 FEET) FOR 1,390.51 FEET TO AN
INTERSECTION WITH THE NORTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN
OFFICIAL RECORD BOOK 3956, PAGE 4074 OF SAID PUBLIC RECORDS; THENCE RUN
ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL AND THE NORTHERLY AND
WESTERLY BOUNDARIES OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER
2005000180554 OF SAID PUBLIC RECORDS THE FOLLOWING COURSES: N 74° 38' 48" W
FOR 1,935.71 FEET; S 36° 09' 50" W FOR 40.37 FEET; S 04° 31' 16" W FOR 1,025.61 FEET
TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE
LEFT, HAVING A RADIUS OF 30.00 FEET (DELTA 90° 00' 00") (CHORD BEARING S 40° 28'
44" E) (CHORD 42.43 FEET) FOR 47.12 FEET TO A POINT OF TANGENCY; S 85° 28' 44" E
FOR 198.57 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID
CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET (DELTA 90° 00' 00") (CHORD

BEARING $40^{\circ} 28' 44''$ E) (CHORD 42.43 FEET) FOR 47.12 FEET TO A POINT OF TANGENCY; S $04^{\circ} 31' 16''$ W FOR 116.46 FEET; S $01^{\circ} 38' 35''$ W FOR 56.21 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3165, PAGE 1800 OF SAID PUBLIC RECORDS; THENCE RUN S $76^{\circ} 08' 03''$ W ALONG SAID NORTHERLY BOUNDARY FOR 527.60 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N $14^{\circ} 14' 00''$ W FOR 1,370.44 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,567.58 FEET (DELTA $06^{\circ} 01' 11''$) (CHORD BEARING N $11^{\circ} 13' 24''$ W) (CHORD 584.68 FEET) FOR 584.95 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,635.58 FEET (DELTA $05^{\circ} 11' 12''$) (CHORD BEARING N $01^{\circ} 33' 17''$ W) (CHORD 509.98 FEET) FOR 510.15 FEET TO A POINT OF COMPOUND CURVATURE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,197.83 FEET (DELTA $25^{\circ} 28' 44''$) (CHORD BEARING N $13^{\circ} 46' 41''$ E) (CHORD 969.32 FEET) FOR 977.35 FEET TO A POINT OF TANGENCY; N $26^{\circ} 31' 03''$ E FOR 786.12 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4161, PAGE 4130 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S $89^{\circ} 43' 15''$ E ALONG SAID BOUNDARY LINE FOR 2,628.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.52 ACRES, MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST AS BEARING S $89^{\circ} 43' 15''$ E.

APPROVED
DCI2019-00011
Daniel Munt, Planner
Lee County DCD
6/8/2020

EXHIBIT 1

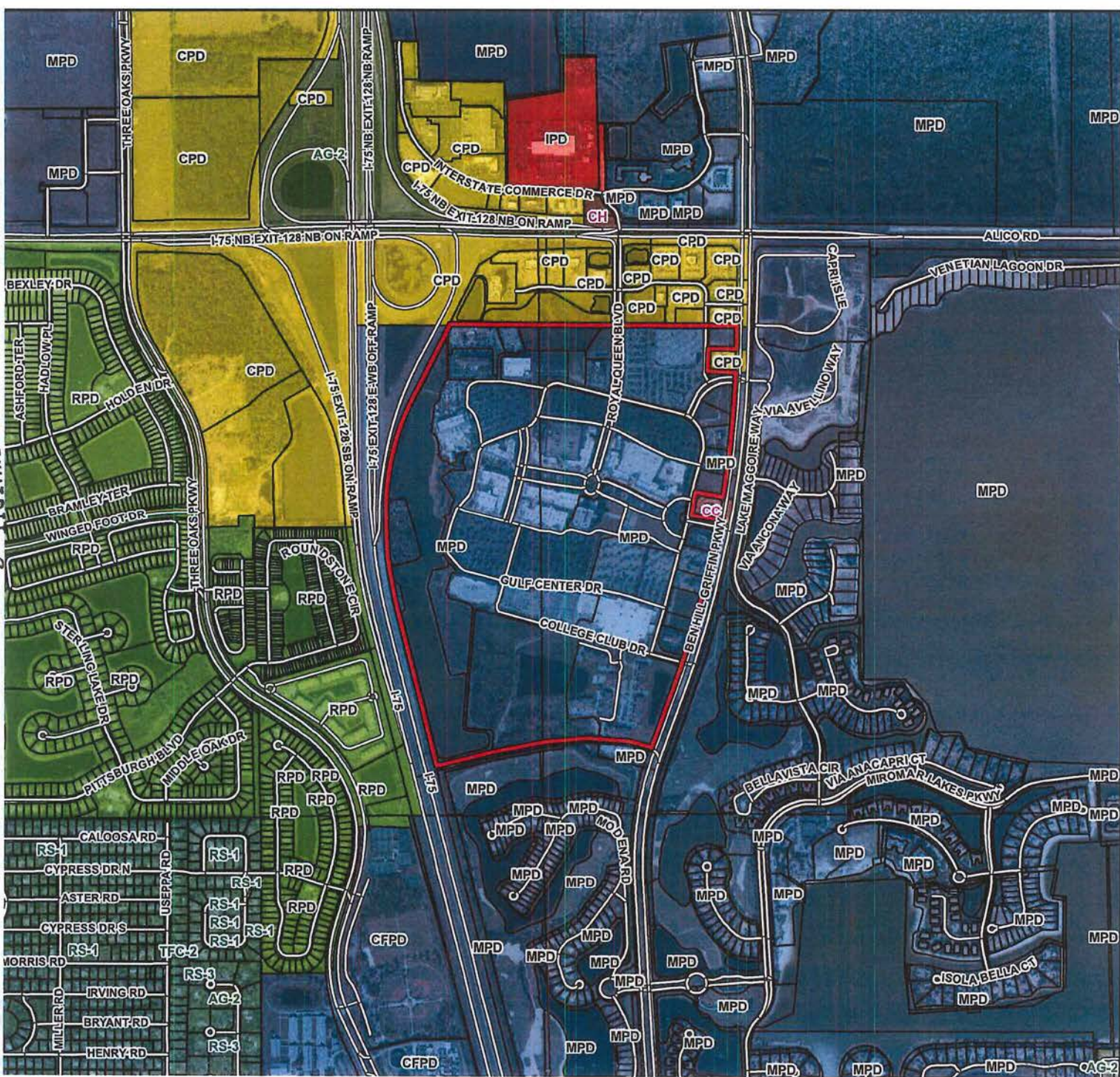
DCI2019-00011 Zoning

Legend

 Subject Parcel

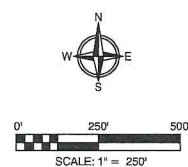
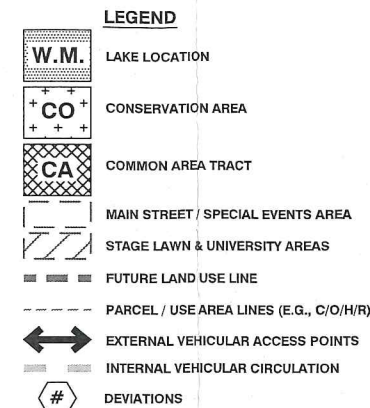


0 1,000
Feet



GULF COAST TOWN CENTER

MASTER CONCEPT PLAN



14 PROJECT IDENTIFICATION SIGN LOCATIONS

- | | |
|---|---------------------------|
| 1 | INTERSTATE 75 |
| 2 | ALICO ROAD |
| 3 | BEN HILL GRIFFIN - NORTH |
| 4 | BEN HILL GRIFFIN - CENTER |
| 5 | BEN HILL GRIFFIN - SOUTH |

LAND USE SUMMARY

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>UNITS</u>	<u>ACRES</u>
W.M.	WATER MANAGEMENT TRACT		27.8 acres
CO	CONSERVATION (9.1 AC PINES + 5.5 AC MARSH + 3.6 AC CYPRESS)		12.2 acres
CA	COMMON AREA TRACT		4.5 acres
C/O/H	COMMERCIAL / RESIDENTIAL RETAIL COMMERCIAL* OFFICE*	1,431,765 SQ FT G.I.A. 80,000 SQ FT G.F.A. ** 400 ROOMS	153.3 acres
C/O/H/R	COMMERCIAL / RESIDENTIAL HOTEL*		5.3 acres
	RESIDENTIAL	600 D.U.'s	
	TOTAL AREA		203.5 acres

* COMMERCIAL DEVELOPMENT SHALL NOT EXCEED 10,000 SQ.FT. (G.F.A.) PER ACRE INCLUDING ALL COMMERCIAL RETAIL, OFFICE, HOTEL, AND RESEARCH & DEVELOPMENT USES. ALL COMMERCIAL ANCILLARY USES ARE INCLUDED IN THIS LIMITATION. RESIDENTIAL DEVELOPMENT AND RESIDENTIAL OR RECREATIONAL ANCILLARY USES ARE NOT INCLUDED IN THIS AMOUNT. (198.2 ACRES X 10,000 SQ.FT./ACRE = 1,982,000 SQ.FT. OF G.F.A. ALLOWED)

** UP TO 40,000 SQ.FT. OF OFFICE USE MAY BE MEDICAL OFFICE. UP TO 80,000 SQ.FT. OF OFFICE USE MAY BE CONVERTED TO RESEARCH & DEVELOPMENT USE ON A 1.0 SQ.FT. TO 1.1 SQ.FT. RATIO.

OPEN SPACE & INDIGENOUS VEGETATION TABLE

	Acreage	%	Open Space
TOTAL ACREAGE	203.5 acres		
OPEN SPACE REQUIRED			
Residential Open Space *	5.3 acres	30%	1.6 acres
Commercial Open Space *	198.2 acres	15%	29.7 acres
TOTAL OPEN SPACE REQUIRED			31.3 acres

OPEN SPACE PROVIDED					
Residential	Open Space	Residential - on site	5.3 acres	30%	1.6 acres
		Conservation Area (CO) **	12.2 acres	3%	0.4 acres
		Water Management (WM) ***	- acres	0%	-
		Total Residential Open Space Provided			2.0 acres
		Commercial - on site	146.0 acres	15%	21.9 acres
Commercial	Open Space	Conservation Area (CO) **	12.2 acres	97%	11.8 acres
		Water Management (WM) ***	27.8 acres	100%	27.8 acres
		Total Commercial Open Space Provided			61.5 acres
		TOTAL OPEN SPACE PROVIDED			63.5 acres

INDIGENOUS REQUIRED		31.3 acres	50%	15.7 acres
INDIGENOUS PROVIDED				
On-Site Indigenous	Indigenous in on-site upland conservation	3.0 acres	150%	4.5 acres
	Indigenous in on-site marsh	5.5 acres	100%	5.5 acres
	Indigenous on-site cypress wetland	3.6 acres	100%	3.6 acres
	Total On-Site Indigenous Provided			13.6 acres
Off-Site Indigenous	Indigenous Vegetation in Slough System	47.3 acres	100%	47.3 acres
	Indigenous Vegetation in CREW	11.0 acres		11.0 acres
	Total Off-Site Indigenous Provided			58.3 acres
	TOTAL INDIGENOUS PROVIDED			71.9 acres

* See Deviation 11.
** Proportionate share of total acreage.
*** See Deviation 13.

GENERAL NOTES

1. INDIGENOUS OPEN SPACE AREAS PROVIDED WILL CONFORM TO THE MINIMUM DIMENSIONAL REQUIREMENTS AS STATED IN LDC SEC. 10-413. (c)(2)
2. THE MASTER PLAN FOR THE GULF COAST TOWN CENTER IS CONCEPTUAL. THE SPECIFIC LOCATION, SIZE AND CONFIGURATION OF ALLOWED USES AND INDIVIDUAL TRACTS SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
3. INTERNAL ACCESS TO BE PROVIDED IN ACCORDANCE WITH THE LDC.
4. LOCATION OF BUILDINGS, PARKING, SERVICE AREAS, AND OTHER USES WITHIN EACH LOT/PARCEL SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
5. THE MASTER STORM WATER MANAGEMENT FACILITIES SHALL CONTINUE TO ACCEPT AND PROVIDE STORAGE FOR THE ADJACENT 40-ACRE FLORIDA GULF COAST UNIVERSITY (FGCU) STUDENT HOUSING PARCELS (40-ACRE TRACT) PER THE APPROVED SPWMD E.R.P., AS IT MAY BE AMENDED FROM TIME TO TIME.

LEGAL DESCRIPTION

GULF COAST TOWN CENTER
PARCEL LYING IN
SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 11 RUN S 89° 43' 15" E ALONG THE NORTH LINE OF SAID SECTION FOR 1,844.61 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY; THENCE RUN S 01° 00' 30" W ALONG SAID RIGHT-OF-WAY LINE FOR 841.27 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S 01° 03' 30" W ALONG SAID LINE FOR 176.58 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 00° 13' 15") [CHORD BEARING S 01° 07' 08" W] [CHORD 38.25 FEET] FOR 38.25 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2923, PAGE 4025, IN INSTRUMENT NUMBER 2005000180554 OF SAID PUBLIC RECORDS; THENCE RUN SOUTHERLY ALONG THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: N 88° 46' 15" W FOR 256.00 FEET; S 01° 51' 05" W FOR 209.96 FEET; S 87° 31' 30" W FOR 256.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 00° 13' 15") [CHORD BEARING S 01° 45' 48" W] [CHORD 113.94 FEET] FOR 113.97 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2884, PAGE 575 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: N 80° 56' 49" W FOR 256.00 FEET; S 01° 46' 48" W FOR 256.00 FEET; S 77° 32' 00" W FOR 256.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 00° 01' 28") [CHORD BEARING S 14° 18' 40" W] [CHORD 1,389.37 FEET] FOR 1,390.51 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3956, PAGE 460 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL AND THE NORTHERLY AND WESTERLY BOUNDARIES OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2005000180554 OF SAID PUBLIC RECORDS THE FOLLOWING COURSES: N 74° 38' 44" W FOR 1,935.71 FEET; S 85° 39' 50" W FOR 40.37 FEET; S 04° 31' 16" W FOR 1,025.63 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET (DELTA 50° 00' 00") [CHORD BEARING S 00° 28' 44" E] [CHORD 42.43 FEET] FOR 47.12 FEET TO A POINT OF TANGENCY; S 85° 28' 44" E FOR 198.57 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET (DELTA 50° 00' 00") [CHORD BEARING S 00° 28' 44" E] [CHORD 42.43 FEET] FOR 47.12 FEET TO A POINT OF TANGENCY; S 04° 31' 16" W FOR 1,025.63 FEET; S 01° 46' 48" W FOR 256.00 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2923, PAGE 4025 OF SAID PUBLIC RECORDS; THENCE RUN S 75° 08' 30" W ALONG SAID NORTHERLY BOUNDARY FOR 527.60 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 475; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N 14° 18' 40" W FOR 1,389.37 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,567.58 FEET (DELTA 06° 01' 11") [CHORD BEARING N 11° 13' 24" W] [CHORD 584.68 FEET] FOR 584.95 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,635.58 FEET (DELTA 05° 11' 12") [CHORD BEARING N 01° 33' 17" W] [CHORD 509.88 FEET] FOR 510.15 FEET TO A POINT OF COMPOUND CURVATURE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,635.58 FEET (DELTA 05° 11' 12") [CHORD BEARING N 01° 33' 17" W] [CHORD 509.88 FEET] FOR 510.15 FEET TO A POINT OF TANGENCY; N 26° 31' 03" E FOR 786.12 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4161, PAGE 4130 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF INTERSTATE 475, BEING 43° 15' E ALONG SAID BOUNDARY LINE FOR 2,628.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.52 ACRES, MORE OR LESS

BEARINGS HEREINABOVE MENTIONED ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST AS BEARING S 89° 43' 15" E.

ALICO INTERCHANGE
PARK RPD / CPD DRI
UNDEVELOPED
ZONED CPD

VILLAGE OF
SAN CARLOS DR
(THREE OAKS)
MULTIFAMILY
RESIDENTIAL
(TOWNHOUSES)
ZONED RPD

CA
4.9 AC.

MIROMAR LAKES MPD / DR
SF RESIDENTIAL
ZONED MPD

Approved as Exhibit C
MCP Page 1 of 11
Resolution # E-20-022

GCTC HOLDINGS, LLC

GULF COAST TOWN CENTER
LEE COUNTY, FL

PUD MAP EXHIBIT

1

[illegible]

CIVIL ENGINEERING
LAND PLANNING
TRANSPORTATION
SURVEYING
GIS

2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA
34663

PHONE (727) 783-9500
FAX (727) 784-6662



PROPERTY DEVELOPMENT REGULATIONS

RESIDENTIAL	Min. Lot Dimensions			Minimum Setbacks (3) (4)							
Residential Uses	Area (sq.ft.)	Width (ft.)	Depth (ft.)	Side (ft.)	Rear (ft.)	Front/Road (ft.)	Water Body (ft.)	Max. height (ft.) (5) (6)	No. of Habitable Floors	Min. Building Separation (ft.) (1)	Max. Lot Coverage (%) (2)
Townhouse	2,800	30	80	0	10	* 20	20	45	3	(1) 8	55
Multi-Family	22,500	100	100	15	10	20	20	60 95	5 8	(1) 8	55
Clubhouse Area/ Recreational Facility	n/a	n/a	n/a	15	20	20	20	45	n/a	(1) 8	n/a
Accessory Structures	n/a	n/a	n/a	5	5	* 20	10	45	n/a	10 8	n/a
Pool Deck	n/a	n/a	n/a	5	5	20	10	n/a	n/a	n/a	n/a
* 12 ft. with side or rear entry garage											

C/O/H Uses	Min. Lot Dimensions			Minimum Setbacks (3)							
COMMERCIAL/OFFICE/ HOTEL	Area (sq.ft.)	Width (ft.)	Depth (ft.)	Side (ft.)	Rear (ft.)	Front/Road (ft.)	Water Body (ft.)	Max. height (ft.) (5) (6)	No. of Habitable Floors	Min. Building Separation (ft.) (1)	Max. Lot Coverage (%) (2)
Accessory Structures	n/a	n/a	n/a	5	5	10	10	45	n/a	10 or (1) 8	n/a
Commercial											
Office	10,000	75	100	15	15	25	20	45	3	(1) 8	55
Retail	10,000	75	100	15	15	25	20	45	3	(1) 8	55
Hotel	22,500	150	150	15	15	25	20	75	5	(1) 8	55

NOTES:

- (1) Where two or more principal buildings are located on a development tract, the minimum separation between the buildings shall be ~~the greater of one-half of the sum of their heights, or 20 feet~~ 8 feet. Also, see LDC Section 34-2221(1)a. for commercial subdivision setbacks.
- (2) Lot coverage means that portion of the lot area, expressed as a percentage, occupied by all roofed buildings or structures.
- (3) Zero-lot line setbacks are allowed when a subdivision tract/parcel line will coincide with the common wall(s) of a multiple occupancy building (commercial or residential). Also, see LDC Section 34-2221(1)a. for commercial subdivision setbacks.
- (4) Minimum setbacks from the PUD boundaries shall be one-half the height of the building or structure, but in no case shall the distance be less than 20 feet.
- (5) Maximum building or structure height shall be subject to compliance with the Airport Hazard Zone height limitations, if applicable. See LDC Sec. 34-2175.
- (6) Maximum building or structure height shall not exceed 45 feet on the outparcels that abut Ben Hill Griffin Parkway.

EXHIBIT E

gulf coast **TOWN CENTER**

Signage Plan for
Gulf Coast Town Center

Submitted by
White Sign Co.

Date: 4/16/2020

Contact: Jeffrey Preston
GCTC Holdings LLC
c/o North American Development Group
400 Clematis Street; Suite 201
West Palm Beach, FL 33401

work: 561-762-9099
email: jwpreston@nadg.com



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Section 3:	Compliance	Page 4
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Exhibit D:	Ben Hill Griffin Monument; A2 - A4	Page 10
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Exhibit G:	Village Sign; C3, C4	Page 13
Exhibit H:	Directory; D1	Page 14
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SIGNAGE PLAN FOR GULF COAST TOWN CENTER

Section 1: Purpose and Intent

The purpose and intent of this sign package is the same as that set forth in section 30 of the Land Development Code: to facilitate the implementation of the goals, objectives and policies set forth in the Lee County Comprehensive Plan relating to sign control and protection of areas from the incompatible uses; promote convenience, safety, property values and aesthetics, be establishing a set of standards for the erection, placement, use and maintenance of signs which will grant equal protection and fairness to all property owners in Lee County; and encourage signs which help to visually organize the activities of the County, lend order and meaning to business identification, and make it easier for the public and business identification, and make it easier for the public and business delivery systems to locate and identify their destinations.

The objective of this section is to establish requirements for the placement of on-premises and off-premises signs, in order to preserve and protect the health, safety, welfare and general well being of the community's citizens.

The regulation of the placement, installation and maintenance of signs is further justified by their innate scheme and primary purpose to draw mental attention to them, potentially to the detriment of sound driving practices and the safety of the motoring public to which a majority of signs is oriented. Therefore, it is the intent of this section to regulate the size and location of the on-premises and off-premises signs so that their purpose can be served without unduly interfering with motorist and causing unsafe conditions. It is also the objective of this action to protect and preserve the aesthetic qualities of Gulf Coast Town Center and the surrounding community by regulating the placement of signs.

The aesthetic impact of on-premises and off-premises signs is an economic fact that may bear heavily upon the enjoyment and value of property; therefore the regulation of signs is validly justified on the basis of conserving the value of property and encouraging the most appropriate use of land throughout the county. It is contended that it is not irrational for a community's citizen to plan their physical surroundings in such a way that unsightliness is minimized.

These requirements are an important means by which the community can assert control over its physical environment. The end result is not just a more visually attractive environment, but one in which business within the community can actually communicate more effectively to their customers.

Section 2: Justification for Signage Plan for Gulf Coast Town Center

Gulf Coast Town Center meets the intent of Lee County Comprehensive Plan having created a land use that is consistent with current market conditions and that promotes innovative and creative project design. The proposed development will consist of a multi-occupancy mixed use complex containing a town center and free standing commercial and residential buildings. Gulf Coast Town Center is bounded to the West by I-75, the East by Ben Hill Griffin Parkway and obtains vehicular access to Alico Road via an access easement to the North through the University Plaza site; a signage easement is already in place for Gulf Coast Town Center at this Alico Road accessway.



The location of this project needs appropriate signage not only for the safe routing of internal and neighborhood traffic, but also for the traveling public using I-75. Appropriate signage within the development will also encourage the desired internal capture of vehicular traffic. Building within this multiple-occupancy complex may be situated so the back of some of the buildings face towards the exterior roadways, and in order to provide the public traveling on I-75, Alico Road or Ben Hill Griffin Parkway, safe and efficient signage, it will be necessary to allow signage on any side of any building facing the main perimeter roadway/highway.

All of the above situations speak to the need for a creative and unified signage plan. The following plan provides cohesiveness and aesthetic relief to the site.

Section 3: Compliance

The attached Signage Plan for Gulf Town Center identifies specific coded signs approved in conjunction with the deviation from Section 30-153 of the Land Development Code for the Commercial Planned Development known as Gulf Coast Town Center MPD identified under Case No. DCI2019-00011.

County LDC will not apply to Gulf Coast Town Center unless specifically referenced herein.

Section 4: Future Administration Deviations

Deviations from this signage plan may only be approved through the Lee County administration process with written verification from the North American Development Group.

Section 5: Permit Required

It shall be unlawful to erect construct, alter, or display any sign within Gulf Coast Town Center, without first obtaining a permit indicating compliance with the provisions and regulations of the Signage Plan, except as defined below.

This section shall not require a permit for the repair or maintenance of a sign for which a permit has previously been issued, so long as the sign is not modified in any way. A permit shall not be required for a new business making any changes on any existing sign, so long as the sign area is not increased, and the new sign is consistent with this sign plan.

Exclusions:

- Gulf Coast Town Center Logo
- Internal wayfinding, directional, and traffic regulatory signs
- Internal signs 20 feet or less in height
(Over 20 ft. to be reviewed by Lee County for structural only)
- Internal signs less than 40 square feet in area
(40 sq. ft. plus. to be reviewed by Lee County for structural only)
- Non-illuminated signs
(Internal illumination signs are to be reviewed by Lee County for electrical only)
- Pedestrian Walkway and Parking Lot Light Pole banners
(refer to Exhibits A, J, K and L for sign dimensions and locations)



Section 6: Fees

Fees for permits under this plan shall be in accordance with the sign permit fees in Section 30-54 of the Land Development Code.

Section 7: Limitations Generally

a. Signs shall be allowed subject to the following general limitations:

A sign shall be set back a minimum of fifteen (15) feet from the legal front property line. There shall be no minimum setback for the side or rear property.

The sign may be illuminated with internal illumination.

A separate sculptural fountain or water feature (not a "sign") may be animated with lighting devices that change color, alternate illuminating and slow motion as long as the

artificial light used to illuminate the feature is screened in a manner that prevents the light source from being visible from any abutting right-of-way or adjacent property.

All allowed off-site signs should be located within a "signage easement" and identified on the plat of Gulf Coast Town Center or by some other acceptable recorded document.

Wall signs can be located on any side (front, side or rear) of any building and shall not exceed ten percent of the wall area.

b. Individual businesses, offices or institutional establishments located within the multiple-occupancy complex shall not be permitted individual ground-mounted identification signs.

Section 8: Identification Signs – Number, Locations & Sizes

The following permanent signs shall be allowed within Gulf Coast Town Center, which is a multiple-occupancy complex center with the leased and fee simple out parcels.

1. I-75 Identification Sign "I"

A main identification sign shall be permitted on I-75 as indicated in Exhibits A and B and, provided that,

Refer to the exhibits for sign dimensions and location

The sign may be internally illuminated

The sign shall be set back a minimum of 15 feet from the rights-of-way of I-75.

2. Alico Road Identification Sign "A1"

A main identification sign shall be permitted on Alico Road as indicated in Exhibits A and C and, provided that,

Refer to the exhibits for sign dimensions and location

The sign may be internally illuminated

The sign shall be set back a minimum of 15 feet from the rights-of-way of Alico Road.



3. Secondary Identification Sign "A2, A3, A4"

Three (3) Secondary identification signs shall be permitted along Ben Hill Griffin Parkway, as indicated in Exhibits 1 and D, provided that:

Refer to the exhibits for sign dimensions and locations
The sign may be internally illuminated
The sign shall be set back a minimum of 15 feet from the rights-of-way of Ben Hill Griffin Parkway.

4. Village Sign and Directory Sign "C1, C2, C3, C4, D1, D2"

Four (4) village identification and Two (2) directory signs shall be permitted internal to the development, as indicated in Exhibits E, F, G, H, I and M, provided that:

Refer to the exhibits for sign dimensions and location
The sign may be internally illuminated

5. Village Indicator Sign "C1, C2, C3, C4, D1, D2"

Thirty four (34) pedestrian walkway poles, Twenty six (26) parking lot poles and Five (5) parking pole signs shall be permitted internal to the development, as indicated in Exhibits J, K, L, provided that:

Refer to the exhibits for sign dimensions and location

6. Water Feature Sign "H1, H2"

Two (2) water feature signs shall be permitted internal to the development, as indicated in Exhibit M, provided that:

Refer to the exhibits for sign dimensions and location
The sign may be internally illuminated

7. Bass Pro Shop Sign "E2"

One (1) water feature signs shall be permitted internal to the development, as indicated in Exhibit N, provided that:

Refer to the exhibits for sign dimensions and location
The sign may be internally illuminated

Section 9: Leased or Fee Simple Out Parcel Single Occupancy Signs

a. Wall Signs: Wall Signs are permitted on any wall facing an arterial street or parking lot provided that the total sign area of the wall sign and any attached marquee or canopy sign does not exceed ten (10%) percent of the wall area.

b. Marquee Signs: Marquee signs are permitted only on marquees or canopies.

c. Sign Content: No sign shall contain any advertising message concerning any business, goods product, services or facilities which are not manufactured, produced, sold, provided or located on the premises upon which the sign is erected or maintained.

Section 10: Measurement of Sign Area

a. The sign area shall be measured from the outside edges of the sign or the sign frame; whichever is greater, excluding the area of the supporting structures provided that the supporting structures are not used for advertising purposes. In the case of wall signs without a border or frame, a polygon is to be drawn around the logo and letters, including all ascenders and descenders, or around each if there is visual separation between the two. (Note: The Gulf Coast Town Center logo is exempt.)

b. When a single structure is used to support two or more signs, or unconnected elements of a single sign, the surface area shall comprise the square footage within the perimeter of a polygon enclosing the outer edges of all the separate signs or sign elements.

c. Where signs are installed back-to-back, one face only is considered as the sign area. If unequal in size, the larger face will be counted.

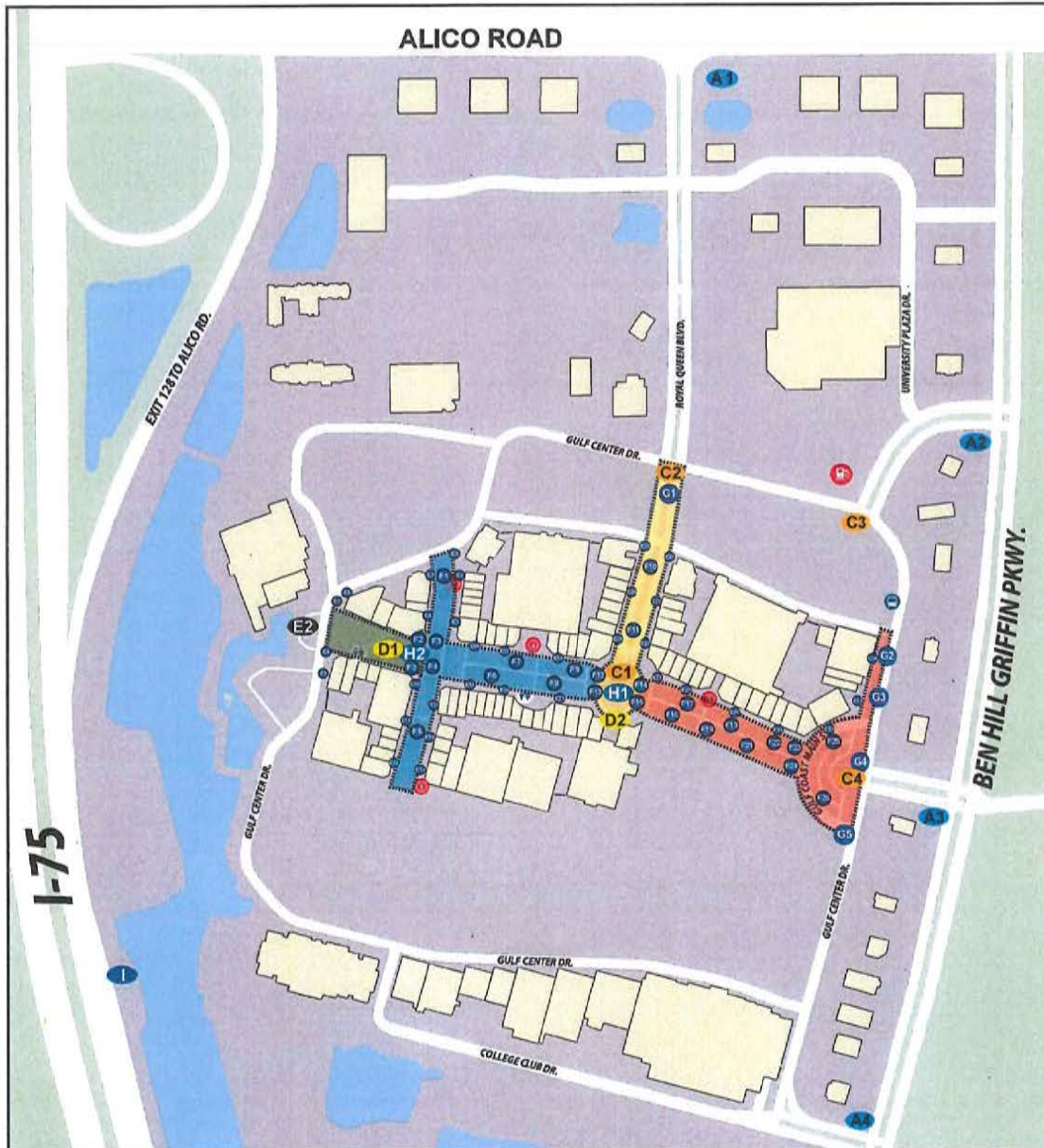
EXHIBIT A

Gulf Coast Town Center
Amended Master Signage Plan



WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com



EXTERNAL SIGNS
I...I-75 Monument Sign
A2 - A4...Monument Signs

EXISTING SIGNS
A...Monument Sign
C...Village Signs
D...Directories

E...Pedestrian Walkway Poles
F...Parking Lot Poles
S/P = Single Panel D/P = Double Panel
G...Parking Poles
H...Water Features
E2...Bass Pro Shop

EXHIBIT C

Gulf Coast Town Center
Entrance Pylons

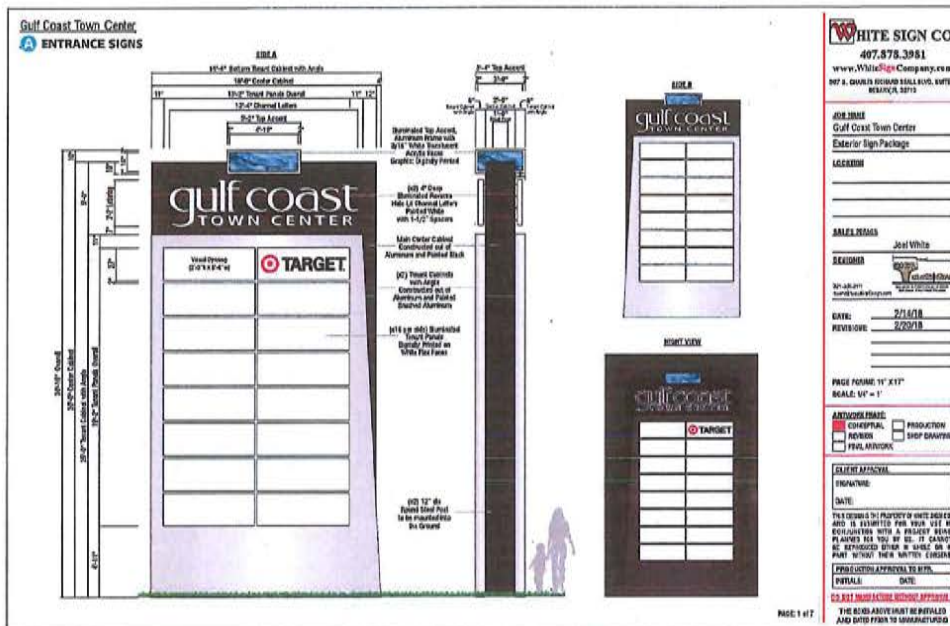


WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

Monument Signs
Channel Letters
Van Pylon Signs
Billboard Signs
Wayfinding Signs
Awnings
24-Hour Service
Maintenance
Repair

ALICO ROAD - A1
Replacement Sign



Sign SQ FT: 338'-3"
Height: 30 Feet

EXHIBIT E

Gulf Coast Town Center
Village Sign

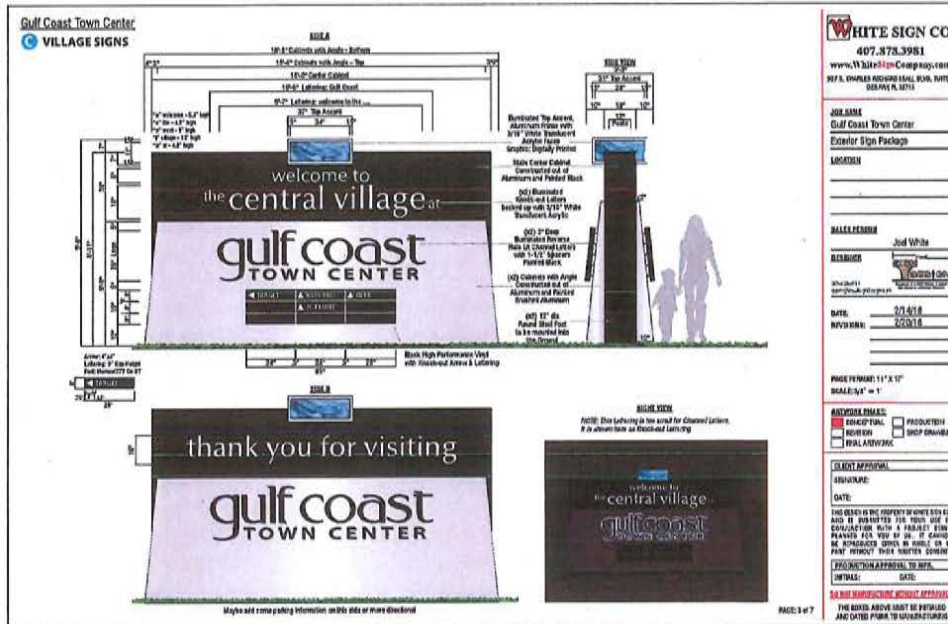


WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

Monument Sign
Channel Letters
Free Form Faces
Rustic Signs
Wayfinding Signs
Awnings
Fabrication
Maintenance
Repair

C1 D/Sided
New Sign



Sign SQ FT: 50'-8"
Monument Size: 16'-8"W x 9'-6"T

EXHIBIT G

Gulf Coast Town Center
Village Sign

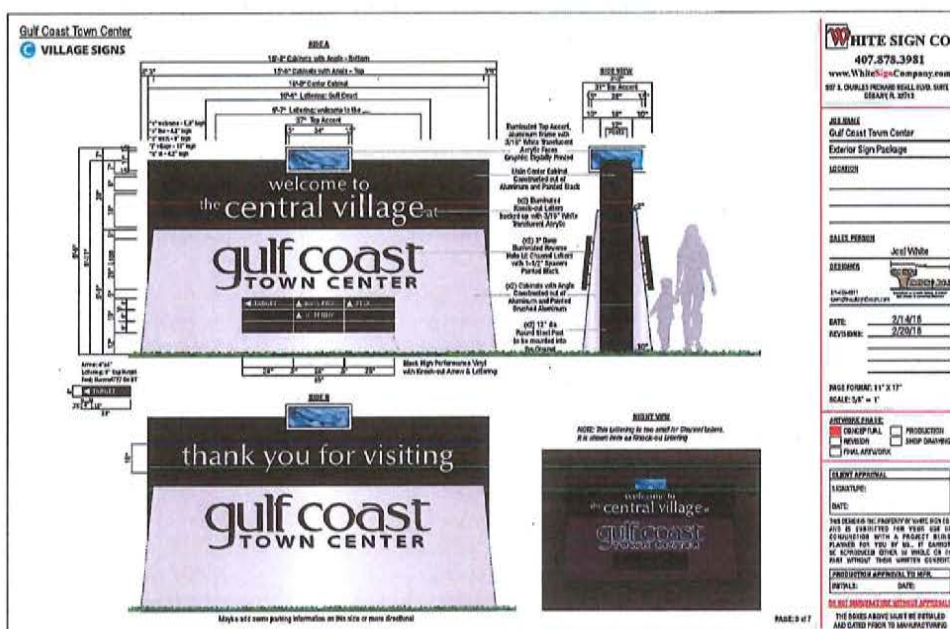


WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

Monument Signs
Channel Letters
Plexiglass Signs
Roadside Signs
Wayfinding Signs
Awnings
Fabrication
Maintenance
Repair

C3, C4 D/Sided
Replacement Signs



Sign SQ FT: 50'-8"
Monument Size: 16'-8"W x 9'-6"T

EXHIBIT H

Gulf Coast Town Center
Directory

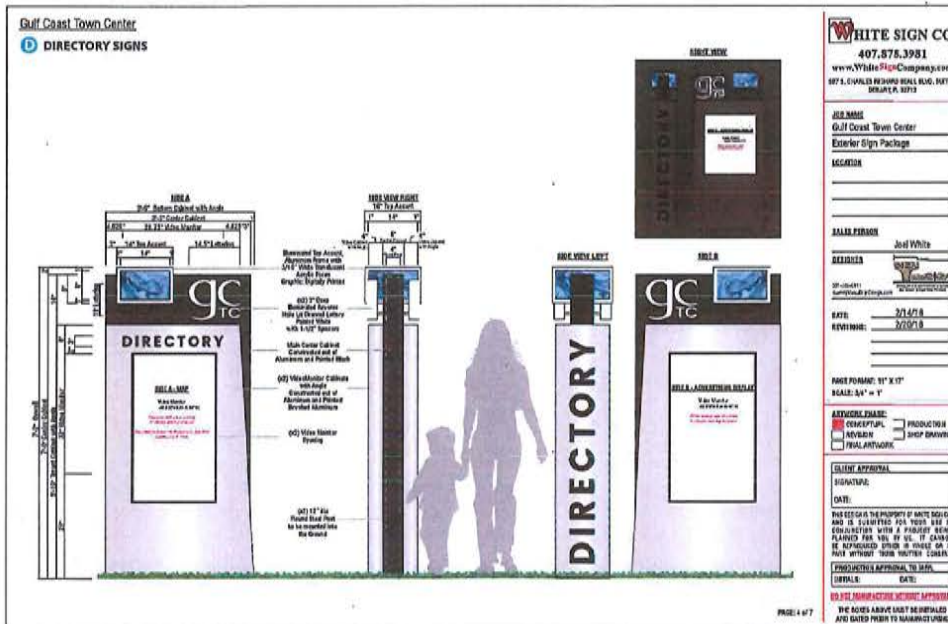


WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

Monument Signs
Channel Letters
Plexi-Flex Faces
Ribbon Signs
Wayfinding Signs
Awnings
Fabrication
Maintenance
Repair

D1
New Sign



Sign SQ FT: 8'-11"
Monument Size: 3'-6"W x 7'-2"H

EXHIBIT I

Gulf Coast Town Center
Directory

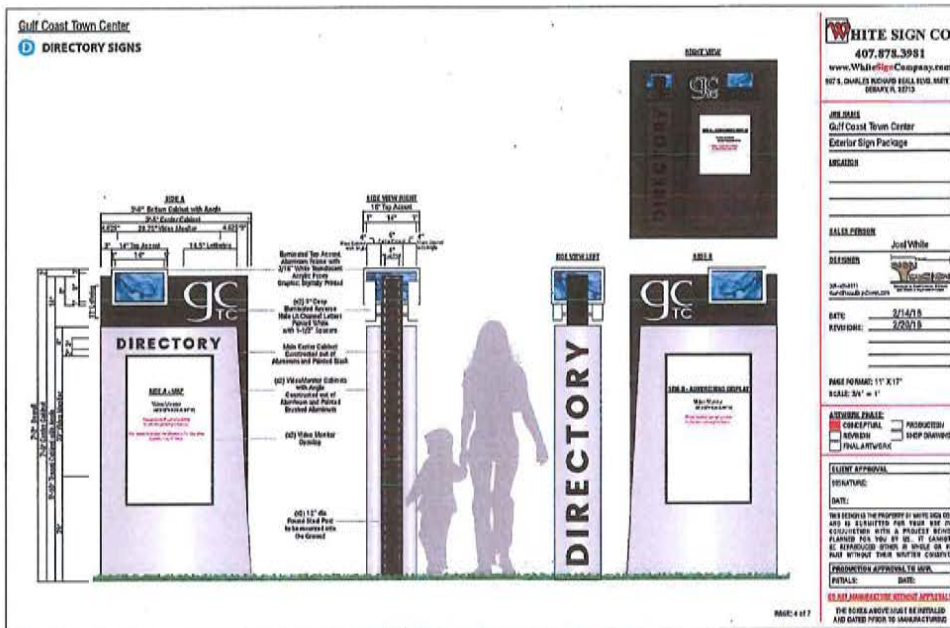


WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

Monument Signs
Channel Letters
Flat Form Faces
Ribbon Signs
Wayfinding Signs
Awnings
Fabrication
Maintenance
Repairs

D2
Replacement Sign



Sign SQ FT: 8'-11"
Monument Size: 3'-6"W x 7'-2"H

EXHIBIT J

Gulf Coast Town Center
Village Indicator Sign



WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

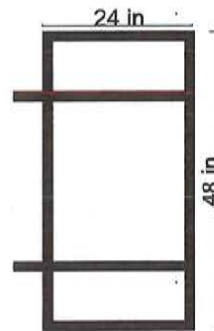
Monument Signs
Chain Link Signs
Gas Post Signs
Braille Signs
Wayfinding Signs
Awnings
Fabrication
Maintenance
Repair

Pedestrian Walkway Poles
New Sign

gulf coast
TOWN CENTER



Pedestrian Walkway Poles



2" ALUMINUM FRAME WITH
.090 SKINS (COPY TBD)
MOUNTED ON APPROVED
ENGINEERING BRACKETS



PAGE 1113

SINGLE SIDED
DOUBLE SIDED

NONILLUMINATED
ILLUMINATED

EXTREME
STANDARD

START DATE: 10/15/18
LATEST: 10/15/18
REVISION HISTORY:

FOR
CUSTOMER: GULF COAST
AND TOWN

DESIGNED BY: TOWN
WHITE SIGN CO.

PROJECT: ALICO ROAD

PROJECT: ALICO ROAD

PROJECT: ALICO ROAD

PROJECT: ALICO ROAD

PROJECT: ALICO ROAD

PROJECT: ALICO ROAD

PROJECT: ALICO ROAD

PROJECT: ALICO ROAD

PROJECT: ALICO ROAD

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PROJECT: ALICO ROAD

PROJECT: ALICO ROAD

PROJECT: ALICO ROAD

PROJECT: ALICO ROAD

PROJECT: ALICO ROAD



Sign SQ FT: 8'
QTY: 34

EXHIBIT K

Gulf Coast Town Center
Village Indicator Sign



WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829

Eric@ WhiteSignCompany.com

www.whitesigncompany.com

Monument Signs
Channel Letters
Exit Signs
Bike Rack Signs
Wayfinding Signs
Awnings
Fabrication
Maintenance
Repair

Parking Lot Poles
New Sign

Single Panel

Double Panel

30 in
60 in

2" ALUMINUM FRAME WITH .090 SKINS (COPY TWO) MOUNTED ON APPROVED ENGINEERING BRACKETS

DESIGNER'S FORM

WHITE SIGN CO.
www.whitesigncompany.com

E319113
AL HAWTHORNE 2024

Parking Lot Poles



Ⓢ Double Sided POLE

Ⓢ Double Sided POLE

Sign SQ FT: 12'-6"
QTY: 26 (10 D/S)

EXHIBIT L

Gulf Coast Town Center Village Indicator Sign



WHITE SIGN CO.
SIGNS & AWNINGS

Monument Signs
Channel Letters
Gas Pump Signs
Brush Signs
Wayfinding Signs
Awnings
Fabrication
Installation
Repairs

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

Parking Poles New Sign

Version B Version A

Parking Poles - 2 versions

36 in

96 in

2" ALUMINUM FRAME WITH .090 SKINS (COPY TBD) MOUNTED ON APPROVED ENGINEERING BRACKETS

WHITE SIGN CO.

START DATE: 10/1/18
LATEST REV: 10/1/18
REVISION HISTORY:

FOR CUSTOMER: GULF COAST TOWN CENTER

DESIGNER: WHITE SIGN CO.
www.whitesigncompany.com

E319113
LA 44307000000000



Sign SQ FT: 24'
QTY: 5

EXHIBIT M

Gulf Coast Town Center
Water Feature Signage

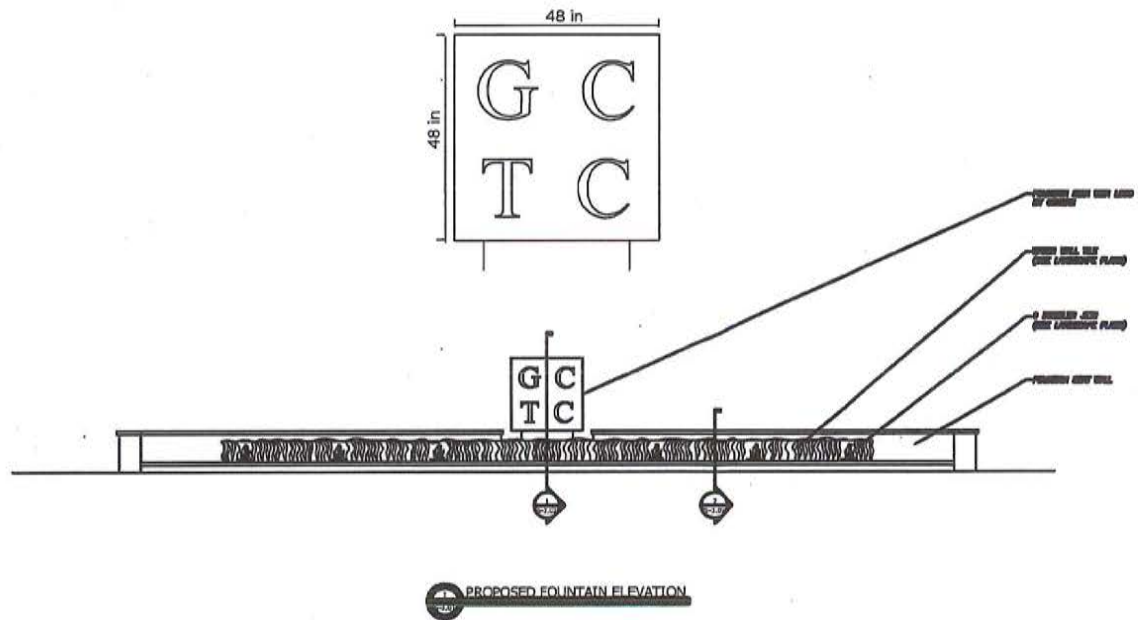


WHITE SIGN CO.
SIGNS & AWNINGS

Monument Signs
Channel Letters
Bus Stop Signs
Traffic Signs
Wayfinding Signs
Awnings
Exhaustive
Maintenance
Repair

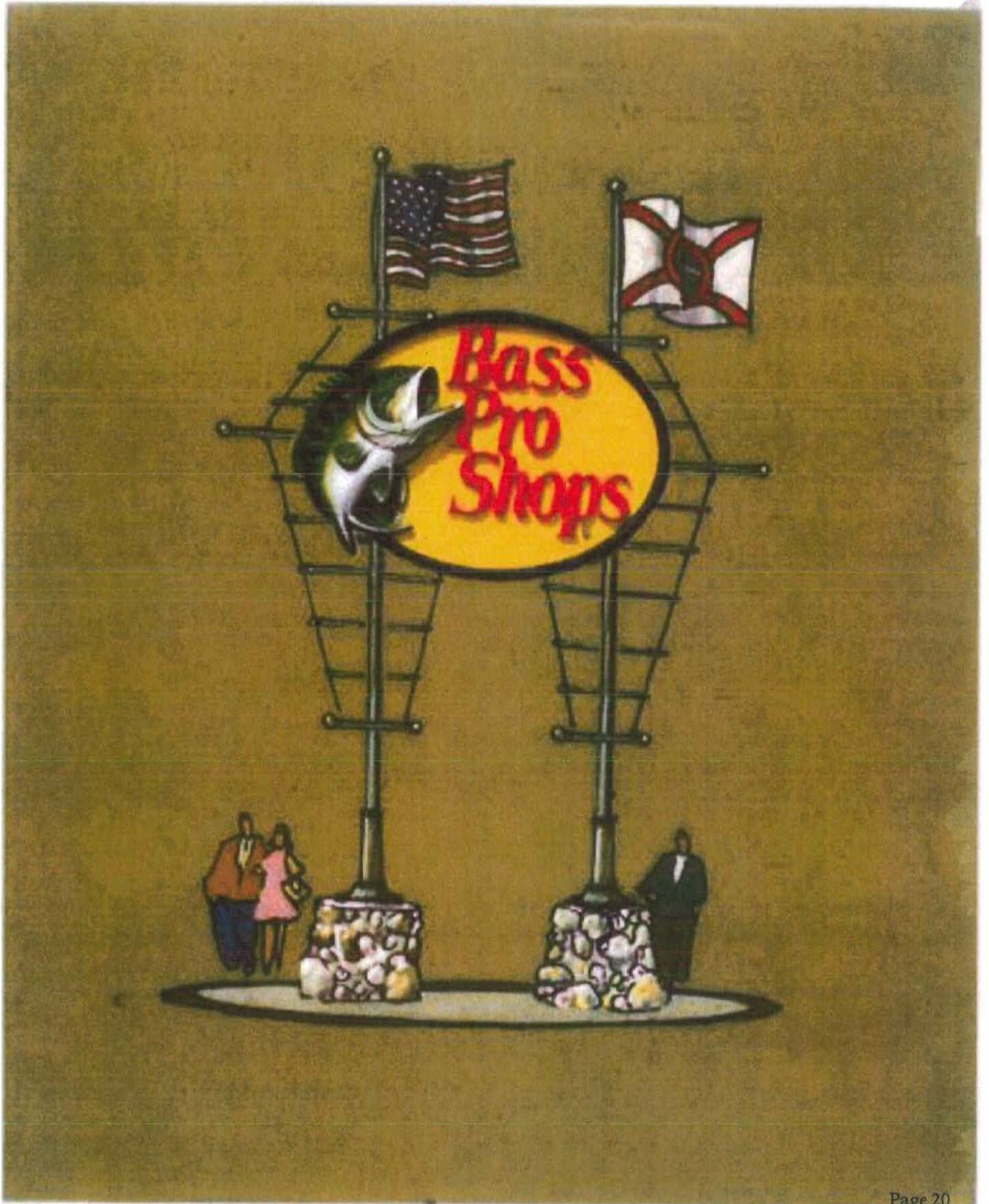
Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

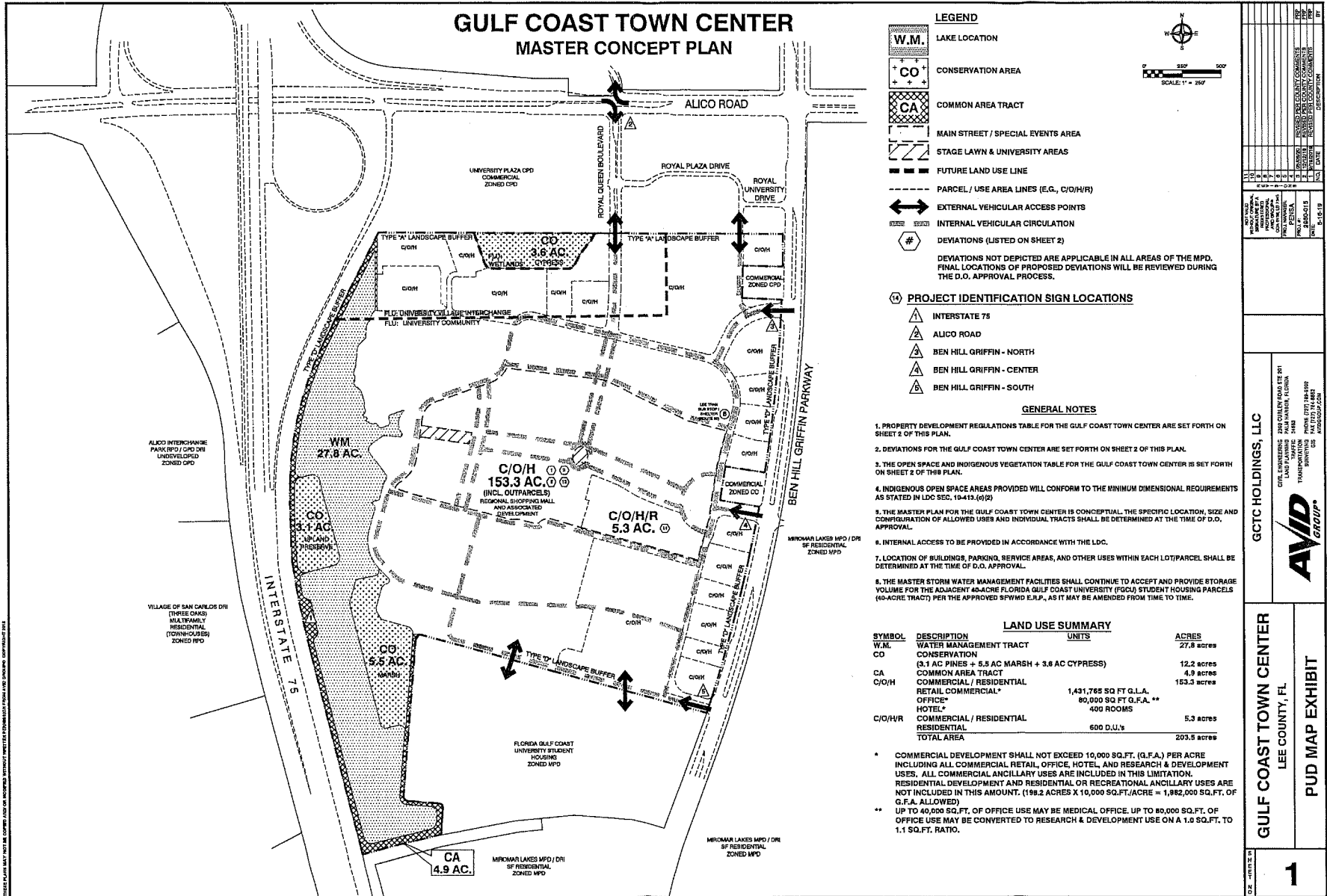
H1, H2
New Sign



Sign SQ FT: 16' D/S
QTY: 2

EXHIBIT N





GULF COAST TOWN CENTER
LEE COUNTY, FL

PUD MAP EXHIBIT

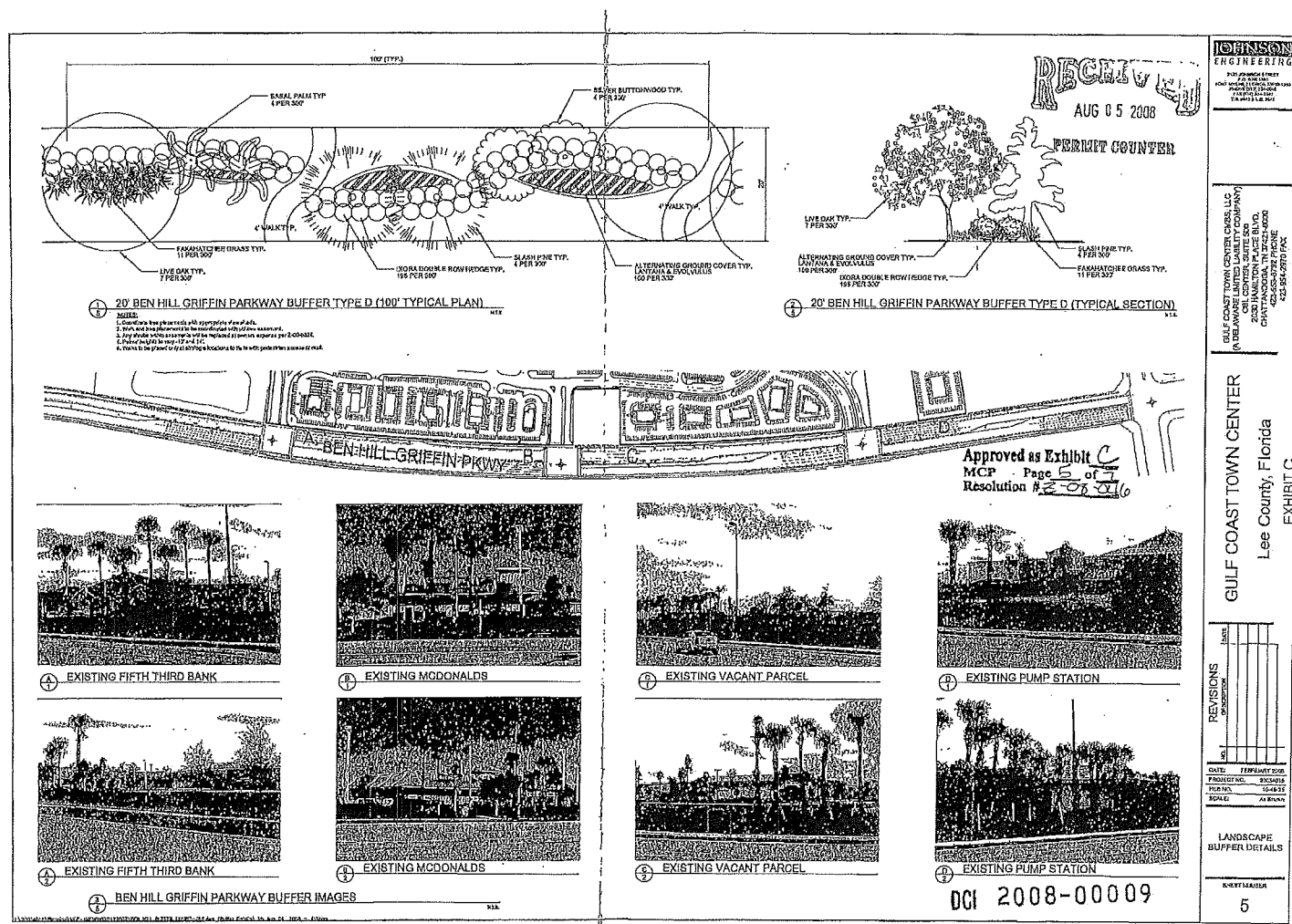
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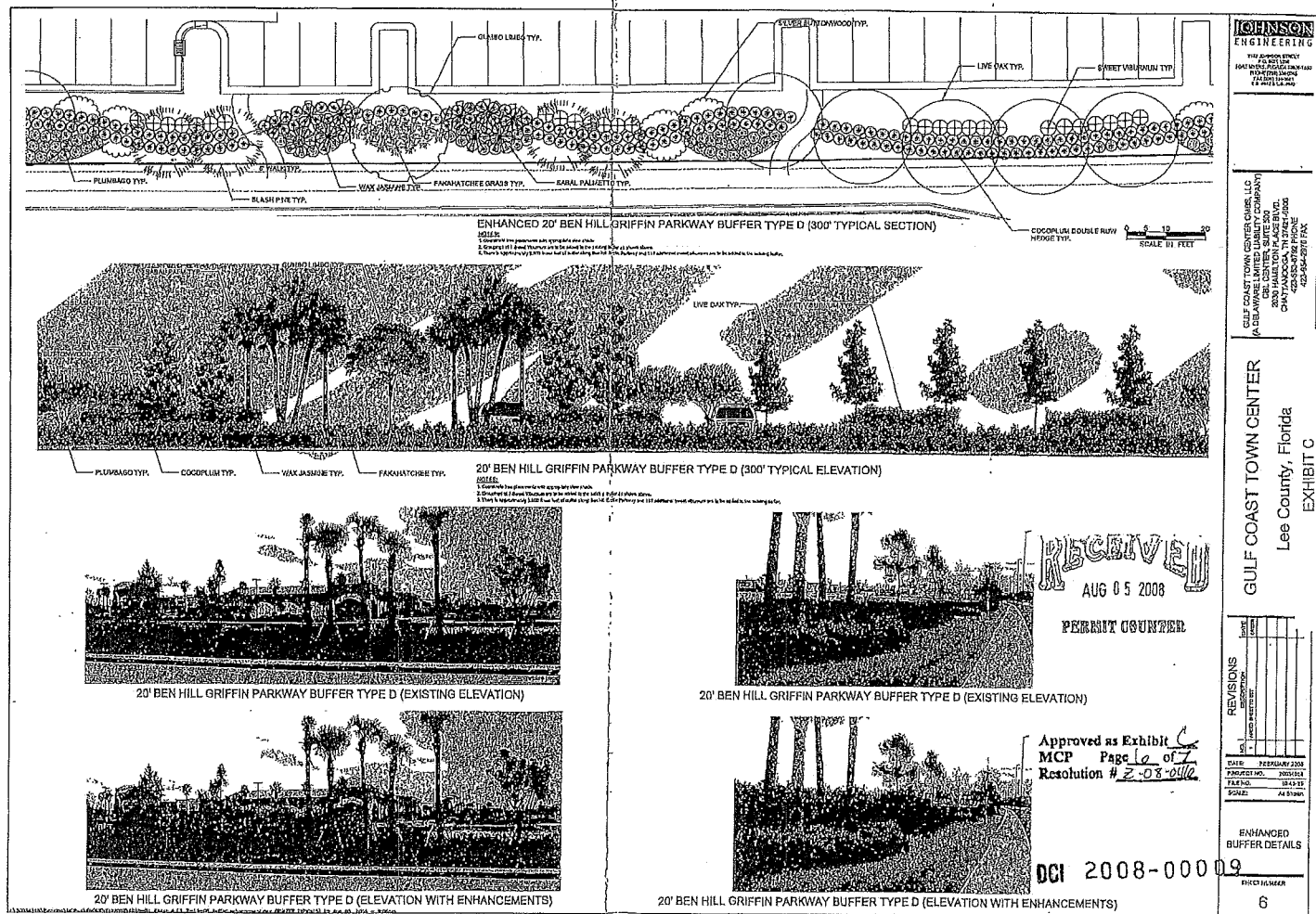
GCTC HOLDINGS, LLC

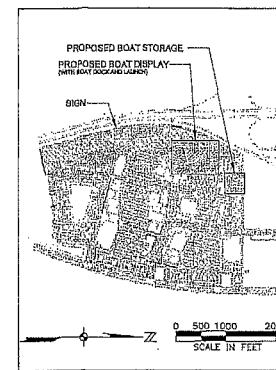
AVID group

200 GULFVIEW ROAD STE 201
DADE COUNTY, FL 33133
PHONE: (772) 788-2000
FAX: (772) 788-2000

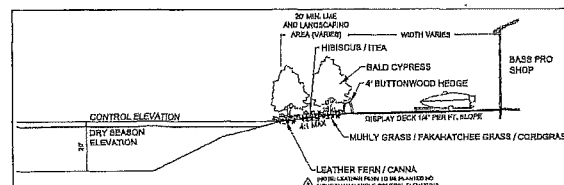
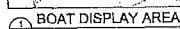
EXHIBIT C



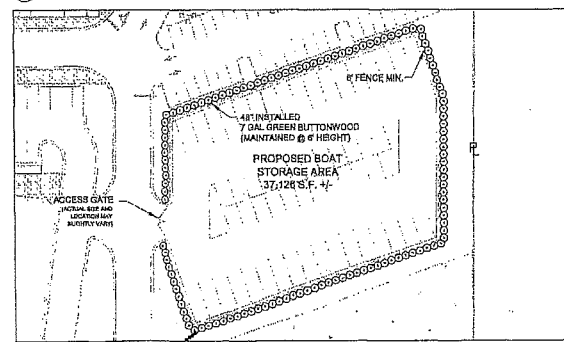
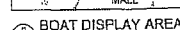




LOCATION KEY MAP



④ BOAT DISPLAY AREA SECTION



BOAT STORAGE AREA

BOAT DISPLAY AREA BUFFERING TYPICAL ELEVATION

NOTE: PRIOR TO REQUEST FOR A CERTIFICATION OF COMPLIANCE, A MINOR CHANGE MUST BE SUBMITTED TO ES STAFF FOR REVIEW AND APPROVAL. FOR SPECIFIC DETAILS ON BUILDING PERIMETER AND ENLARGED BUILDING PERIMETER PLANTINGS, THE SUBMITTED PLANS INDICATE A PLANT PALETTE AND SCHEMATIC DESIGN. IT DOES NOT INDICATE THE FINAL DESIGN FOR THE REQUIRED PLANTS. PLEASE NOTE THAT BUILDING PERIMETER IS LIMITED TO 10% TURFGRASS AND THE PLANTS MUST BE INSTALLED AT 24 INCHES AT A MINIMUM. PLANTINGS SHALL MEET SIZE AND SPECIES LISTED IN THE PLANT SCHEDULE UNLESS OTHERWISE APPROVE BY LEE COUNTY ENVIRONMENTAL SCIENCES.

BOAT STORAGE & DISPLAY AREA PLANT SCHEDULE A

STN	SYMBOL	OFFICIAL NAME	COMMON NAME	WPLD
		TREES		
0	0	Aspen	Aspen	10' F, 1" D, 10' H
1	1	Alpine spruce	Red Spruce	25' F, 1" D, 10' H
2	2	Rocky Mountain maple	Mountain Maple	10' F, 1" D, 10' H
3	3	Common spruce	Larch	10' F, 1" D, 10' H
4	4	Tamarack	Red Cypress	10' F, 1" D, 10' H
5	5	Tamarack	Bald Cypress	10' F, 1" D, 10' H
		SHRUBS		
101	101	Mountain shrub	Yucca	10' F, 1" D, 10' H
102	102	Mountain shrub	Yucca	10' F, 1" D, 10' H
103	103	Mountain shrub	Yucca	10' F, 1" D, 10' H
104	104	Mountain shrub	Yucca	10' F, 1" D, 10' H
105	105	Mountain shrub	Yucca	10' F, 1" D, 10' H
106	106	Mountain shrub	Yucca	10' F, 1" D, 10' H
107	107	Mountain shrub	Yucca	10' F, 1" D, 10' H
108	108	Mountain shrub	Yucca	10' F, 1" D, 10' H
109	109	Mountain shrub	Yucca	10' F, 1" D, 10' H
110	110	Mountain shrub	Yucca	10' F, 1" D, 10' H
111	111	Mountain shrub	Yucca	10' F, 1" D, 10' H
112	112	Mountain shrub	Yucca	10' F, 1" D, 10' H
113	113	Mountain shrub	Yucca	10' F, 1" D, 10' H
114	114	Mountain shrub	Yucca	10' F, 1" D, 10' H
115	115	Mountain shrub	Yucca	10' F, 1" D, 10' H
116	116	Mountain shrub	Yucca	10' F, 1" D, 10' H
117	117	Mountain shrub	Yucca	10' F, 1" D, 10' H
118	118	Mountain shrub	Yucca	10' F, 1" D, 10' H
119	119	Mountain shrub	Yucca	10' F, 1" D, 10' H
120	120	Mountain shrub	Yucca	10' F, 1" D, 10' H
121	121	Mountain shrub	Yucca	10' F, 1" D, 10' H
122	122	Mountain shrub	Yucca	10' F, 1" D, 10' H
123	123	Mountain shrub	Yucca	10' F, 1" D, 10' H
124	124	Mountain shrub	Yucca	10' F, 1" D, 10' H
125	125	Mountain shrub	Yucca	10' F, 1" D, 10' H
126	126	Mountain shrub	Yucca	10' F, 1" D, 10' H
127	127	Mountain shrub	Yucca	10' F, 1" D, 10' H
128	128	Mountain shrub	Yucca	10' F, 1" D, 10' H
129	129	Mountain shrub	Yucca	10' F, 1" D, 10' H
130	130	Mountain shrub	Yucca	10' F, 1" D, 10' H
131	131	Mountain shrub	Yucca	10' F, 1" D, 10' H
132	132	Mountain shrub	Yucca	10' F, 1" D, 10' H
133	133	Mountain shrub	Yucca	10' F, 1" D, 10' H
134	134	Mountain shrub	Yucca	10' F, 1" D, 10' H
135	135	Mountain shrub	Yucca	10' F, 1" D, 10' H
136	136	Mountain shrub	Yucca	10' F, 1" D, 10' H
137	137	Mountain shrub	Yucca	10' F, 1" D, 10' H
138	138	Mountain shrub	Yucca	10' F, 1" D, 10' H
139	139	Mountain shrub	Yucca	10' F, 1" D, 10' H
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141	141	Mountain shrub	Yucca	10' F, 1" D, 10' H
142	142	Mountain shrub	Yucca	10' F, 1" D, 10' H
143	143	Mountain shrub	Yucca	10' F, 1" D, 10' H
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147	147	Mountain shrub	Yucca	10' F, 1" D, 10' H
148	148	Mountain shrub	Yucca	10' F, 1" D, 10' H
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150	150	Mountain shrub	Yucca	10' F, 1" D, 10' H
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193	193	Mountain shrub	Yucca	10' F, 1" D, 10' H
194	194	Mountain shrub	Yucca	10' F, 1" D, 10' H
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198	198	Mountain shrub	Yucca	10' F, 1" D, 10' H
199	199	Mountain shrub	Yucca	10' F, 1" D, 10' H
200	200	Mountain shrub	Yucca	10' F, 1" D, 10' H
		ORNAMENTAL TREES		
201	201	Mountain shrub	Yucca	10' F, 1" D, 10' H
202	202	Mountain shrub	Yucca	10' F, 1" D, 10' H
		ORNAMENTAL SHRUBS		
203	203	Mountain shrub	Yucca	10' F, 1" D, 10' H
204	204	Mountain shrub	Yucca	10' F, 1" D, 10' H
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207	207	Mountain shrub	Yucca	10' F, 1" D, 10' H
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232	232	Mountain shrub	Yucca	10' F, 1" D, 10' H
233	233	Mountain shrub	Yucca	10' F, 1" D, 10' H
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273	273	Mountain shrub	Yucca	10' F, 1" D, 10' H
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275	275	Mountain shrub	Yucca	10' F, 1" D, 10' H
276	276	Mountain shrub	Yucca	10' F, 1" D, 10' H
277	277	Mountain shrub	Yucca	10' F, 1" D, 10' H
278	278	Mountain shrub	Yucca	10' F, 1" D, 10' H
279	279	Mountain shrub	Yucca	10' F, 1" D, 10' H
280	280	Mountain shrub	Yucca	10' F, 1" D, 10' H
281	281	Mountain shrub	Yucca	10' F, 1" D, 10' H
282	282	Mountain shrub	Yucca	10' F, 1" D, 10' H
283	283	Mountain shrub	Yucca	10' F, 1" D, 10' H
284	284	Mountain shrub	Yucca	10' F, 1" D, 10' H
285	285	Mountain shrub	Yucca	10' F, 1" D, 10' H
286	286	Mountain shrub	Yucca	10' F, 1" D, 10' H
287	287	Mountain shrub	Yucca	10' F, 1" D, 10' H
288	288	Mountain shrub	Yucca	10' F, 1" D, 10' H
289	289	Mountain shrub	Yucca	10' F, 1" D, 10' H
290	290	Mountain shrub	Yucca	10' F, 1" D, 10' H
291	291	Mountain shrub	Yucca	10' F, 1" D, 10' H
292	292	Mountain shrub	Yucca	10' F, 1" D, 10' H
293	293	Mountain shrub	Yucca	10' F, 1" D, 10' H
294	294	Mountain shrub	Yucca	10' F, 1" D, 10' H
295	295	Mountain shrub	Yucca	10' F, 1" D, 10' H
296	296	Mountain shrub	Yucca	10' F, 1" D, 10' H
297	297	Mountain shrub	Yucca	10' F, 1" D, 10' H
298	298	Mountain shrub	Yucca	10' F, 1" D, 10' H
299	299	Mountain shrub	Yucca	10' F, 1" D, 10' H
300	300	Mountain shrub	Yucca	10' F, 1" D, 10' H

LANDSCAPE BUFFER PLANTING NOTES

[illegible]

RECEIVED

NOV 28 2005
Environmental Sciences

▲ NOTE: ALL LANDSCAPE MUST BE INSTALLED WITH ITS APPROPRIATE PHASE

GULF COAST TOWN CENTER
Lee County, Florida

JOHNSON

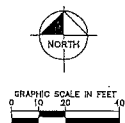
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3681

NEW BOAT DISPLAY & STORAGE AREA
LANDSCAPE EXHIBIT ▲

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
OCT. 2005	20034018-01	10-48-25	As Shown	28

100

[illegible]

**Kimley-Horn
and Associates, Inc.**

© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
3610 MAGNOLIA BOULEVARD, SUITE 300, OREGON, ORE. 97131
PHONE: 407-888-1511
WWW.KIMLEY-HORN.COM CA 00050688

NHA PROJECT 149568005	UNCLASSIFIED PROFESSIONAL
DATE 06/16/2014	BROOKS A. STICKLER, P.E.
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 74031
DESIGNED BY	DATE
DRAWN BY	
CHECKED BY	

SITE PLAN

PDQ - GULF COAST
TOWN CENTER

SITE PLAN

PDQ - GULF COAST
TOWN CENTER

SHEET NUMBER
C4.0

LEE COUNTY

ADMINISTRATIVE AMENDMENT (PD) ADD2021-00008

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, North American Development Group (attn: Jeffrey Preston) filed an application for an administrative amendment to a Mixed Use Planned Development (MPD) on a project known as Gulf Coast Town Center for the following:

1. Amend the approved Master Concept Plan to increase the commercial/residential tract (C/O/H/R) from 5.3 to 7.0 acres with a corresponding decrease in the commercial tract (C/O/H) from 154.4 acres to 152.7 acres;
2. Revise condition 26 and the Master Concept Plan to reduce the amount of total open space by 1.3 percent (from 63.5 to 62.7 acres) while still providing the more than the total required open space for the overall development;
3. Request a deviation in accordance with LDC Section 34-2020(c) to reduce the required parking for the non-residential areas by 5 percent;
4. Amend Deviation 16 to include relief from lighting standards for both non-residential and residential areas;
5. Revise Condition 44 and Deviation 16 to specify the maximum light pole heights within residential areas (Lot 5);
6. Request a deviation from the LDC Section 34-635 Table 1, Note (2) requirement for illumination levels not to exceed 0.5 footcandles at the property line to allow 0.8 footcandles throughout vehicular travel areas to allow an average illumination of 3.5 footcandles at the property line; and
7. Request a deviation from the LDC Section 34-625 Table 1, Note (2) requirement for an average minimum light level ratio of 4:1 that results in a light level not to exceed 3.2 footcandles to allow an average of 4.2 footcandles in Lot 5's surface parking area.

The subject property is located at Gulf Coast Town Center, STRAP Numbers 10-46-25-11-00000.00R0, 10-46-25-11-00000.00S0, 10-46-25-11-00000.00T0, 10-46-25-11-00000.00U0, 10-46-25-11-00000.00X0, 11-46-25-11-00000.00D0, 11-46-25-11-00000.00F0, 11-46-25-11-00000.00G0, 11-46-25-11-00000.00M0, 11-46-25-11-00000.00P0, 11-46-25-11-00000.00RD1, 11-46-25-11-00000.00W0, 11-46-25-11-00000.00I0, and 11-46-25-11-00000.0050 (Attached as Exhibit "A"); and

WHEREAS, the property was originally rezoned in Resolution number Z-00-024 (with subsequent amendments in Resolution numbers Z-08-046, Z-09-043, Z-20-020 and Case Numbers ADD2002-00142, ADD2003-00095, ADD2003-00172, ADD2004-00032, ADD2004-00047, ADD2004-00080, ADD2004-00214, ADD2005-00028, ADD2005-00187, ADD2006-00118, ADD2006-00198, ADD2006-00234, ADD2007-00156, ADD2007-00164, ADD2011-00019, ADD2016-00135, and ADD2019-00016); and

WHEREAS, the subject property is located in the University Community and University Village Interchange Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the applicant has provided a request statement detailing the nature of the request (Attached as Exhibit "C"); and

WHEREAS, the applicant seeks to amend the approved Master Concept Plan to increase the area of the Residential Parcel (C/O/H/R) from 5.3 to 7.0 acres (Attached as Exhibit "D"); and

WHEREAS, the increase in area designated for residential uses will not affect the number of approved dwelling units approved in Resolution Z-20-020; and

WHEREAS, the applicant seeks to reduce the approved open space by 1.3 percent for the overall project; and

WHEREAS, the proposed reduction takes place within the Residential/Commercial (C/O/H/R) tract by amending Condition 26, Part f. of Resolution Z-20-020 to allow for a total open space of 15 percent for individual residential parcels; and

WHEREAS, the total open space to be provided for Gulf Coast Town Center is 62.7 acres, approximately 31.1 acres more than the open space required by the Land Development Code; and

WHEREAS, the applicant has amended the open space calculations on the proposed Master Concept Plan to reflect these changes; and

WHEREAS, the applicant seeks an administrative reduction in the parking requirements in accordance with LDC Section 34-2020(c) to reduce the total required non-residential parking by five percent for the Parcel P and Lot 5 of the Mixed Use Planned Development; and

WHEREAS, LDC Section 34-2020(b) provides a parking calculation of 4.5 parking spaces per 1,000 square feet of total floor area for a multiple-occupancy complex; and

WHEREAS, the proposed reduction in parking would allow for a parking calculation of 4.275 parking spaces per 1,000 square feet of total floor area for a multiple-occupancy complex; and

WHEREAS, the applicant has provided enhanced bicycle and pedestrian facilities as depicted in the "Bicycle & Pedestrian Facilities & Amenities and Parking Exhibit" in support of the requested reduction (Attached as Exhibit "E"); and

WHEREAS, the applicant has requested a number of changes to conditions and deviations as it pertains to lighting standards within the development; and

WHEREAS, Land Development Code Section 34-625 limits the height of light poles and illumination levels at the property line; and

WHEREAS, Condition 44 was originally approved in conjunction with Deviation 16 which allowed for light poles to be a maximum of 30 feet; and

WHEREAS, Deviation 16 was approved only for commercial areas within the planned development; and

WHEREAS, the applicant has updated Deviation 16 and Condition 44 to address proposed residential uses that are intended to infill an existing retail complex; and

WHEREAS, the applicant has introduced two additional deviations to address the existing conditions of lighting to provide relief from the illumination requirements along property lines; and

WHEREAS, the applicant has provided a photometric map that demonstrates the existing condition of the lighting, and the proposed lighting for the intended multiple-family use (Attached as Exhibit "F"); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; 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 Mixed Use Planned Development is **APPROVED subject to the following deviations and conditions:**

CONDITIONS

1. **The Development must be in compliance with the amended Master Concept Plan, dated 03/22/2021. Master Concept Plan for ADD2021-00008 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit D.**
2. **The terms and conditions of the original zoning resolutions, as amended, remain in full force and effect.**
3. **Condition 26 of Resolution Z-20-020 is hereby amended in strikethrough and underline as follows:**

Deviation 11 allows 30% open space for residential site area and 15% open space for commercial site area shown on the MCP, provided a total of ~~63.5~~ 62.7 acres of open space complies with the following:

- a) **27.8 acres of the required open space can be provided by the water management lakes; and**
 - b) **3.1 acres pine Flatwoods (the upland preserve – CO area depicted on the MCP); and**
 - c) **3.6 acres cypress wetlands along the north property line; and**
 - d) **5.5 acres marsh; and**
 - e) **Individual commercial tracts must provide a minimum of 15% open space within each tract, not including water bodies or conservation areas; and**
 - f) **Individual residential tracts must provide a minimum of ~~30%~~ 15% open space within each tract, not including water bodies or conservation areas; and**
 - g) **Prior to local development order approval, development order plans must include open space calculations and delineation to demonstrate compliance with required on-site open space and conditions.**
4. **Condition 44 of Resolution Z-20-020 is hereby amended in strikethrough and underline:**

Deviation 16 allows light poles in parking lots to be a maximum height of 30 feet subject to compliance with the remaining provisions of LDC Sec. 34-625. Light poles within Lot 5's parking lot may have a maximum height of 18 and 24 feet, consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit F).

Deviation 22 allows the illumination level to exceed 0.5 footcandle at Lot 5's northern and southern property lines. Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit F).

Deviation 23 allows the average illumination level in Lot 5's east-south surface parking area to be 4.2 footcandles. Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit F).

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.

DEVIATIONS

The approved schedule of deviations is hereby amended in strikethrough and underline format as follows:

16. Outdoor Lighting Standards

Deviation 16 seeks relief from LDC Sec. 34-625(4)(a) which establishes a maximum height of 25 feet for light poles for parking lots to allow a maximum height of 30 feet. This deviation is APPROVED SUBJECT TO Condition 44 in Resolution Z-20-020, as amended herein, and to the following conditions:

- a) The 15-foot and 18-foot mounting heights within the multifamily residential tract (Lot 5) shall match the decorative nature of the existing light fixtures in the Town Center. Fixtures mounted at 18 feet must be located on the outer side of the Lot 5's surface parking area and along the roadways. One fixture at the southwest corner of Lot 5 shall have a mounting height of 24 feet to better illuminate the drive lane intersection. This location is shielded by the parking garage and is only exposed to view from commercial properties.
- b) Development within this parcel must be substantially compliant with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibit (Exhibit F).

21. Commercial Parking

Deviation 21 seeks administrative approval in accordance with LDC Sec. 34-2020(c)(3) for a 5% reduction in the multiple-occupancy complex parking requirements to reduce the parking requirement from 4.5 spaces to 4.275 spaces per 1,000 SF of total floor

area for non-residential uses located within Parcel P and Lot 5. This deviation is APPROVED SUBJECT TO the following condition:

- a) Prior to local development order approval for the development of Parcel P or Lot 5, the development order plans must depict bicycle and pedestrian improvements consistent with the Parcel P & and Lot 5 Bicycle and Pedestrian Facilities and Amenities and Parking Exhibit attached hereto as Exhibit E.

22. Illumination Requirements for Parking Lots

Deviation 22 seeks relief from LDC 34-625 Table 1, Note (2) which requires illumination levels not to exceed 0.5 footcandles at the property line to provide minimum illumination levels of 0.8 footcandles throughout vehicular traffic areas along the property line of Lot 5 in accordance with Table 1 Use/Task requirements for Medium vehicular/pedestrian activity, with the average light level at the property line not to exceed 3.5 footcandles. This deviation is APPROVED SUBJECT TO the following condition:

- a) Development must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit F).

23. Illumination Requirements for Parking Lots

Deviation 23 seeks relief from the LDC 34-625 Table 1, Note (1) requirement of average to minimum light level ratio of 4:1 that results in an average light level to not exceed 3.2 footcandles to allow an average of 4.2 footcandles in Lot 5's surface parking area. This requested average is a result of providing a slightly higher minimum footcandle level in Lot 5's parking area. This deviation is APPROVED SUBJECT to the following condition:

- a) Development must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit F).

Duly passed, adopted, and electronically signed on 7/19/2021

Anthony R. Rodriguez, AICP, Zoning Manager

Exhibits:

Exhibit A – Legal Description

Exhibit B – Resolution Z-20-020

Exhibit C – Request Statement

Exhibit D – Master Concept Plan

Exhibit E - Bicycle & Pedestrian Facilities & Amenities and Parking Exhibit

Exhibit F – Site Lighting Photometric Plan and Fixture Types

Exhibit A

GULF COAST TOWN CENTER

PARCEL LYING IN
SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 11 RUN S 89° 43' 15" E ALONG THE NORTH LINE OF SAID SECTION FOR 1,844.61 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY; THENCE RUN S 01° 00' 30" W ALONG SAID RIGHT-OF-WAY LINE FOR 841.27 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S 01° 00' 30" W ALONG SAID LINE FOR 176.58 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 00° 13' 15") (CHORD BEARING S 01° 07' 08" W) (CHORD 38.25 FEET) FOR 38.25 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2923, PAGE 4025, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN ALONG THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: N 88° 46' 15" W FOR 256.00 FEET; S 01° 51' 05" W FOR 209.96 FEET; S 87° 31' 36" E FOR 256.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 06° 34' 47") (CHORD BEARING S 05° 45' 48" W) (CHORD 1,139.14 FEET) FOR 1,139.77 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2884, PAGE 575 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: N 80° 56' 49" W FOR 256.00 FEET; S 09° 40' 30" W FOR 209.96 FEET; S 79° 42' 10" E FOR 256.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 08° 01' 38") (CHORD BEARING S 14° 18' 40" W) (CHORD 1,389.37 FEET) FOR 1,390.51 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3956, PAGE 4074 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL AND THE NORTHERLY AND WESTERLY BOUNDARIES OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2005000180554 OF SAID PUBLIC RECORDS THE FOLLOWING COURSES: N 74° 38' 48" W FOR 1,935.71 FEET; S 36° 09' 50" W FOR 40.37 FEET; S 04° 31' 16" W FOR 1,025.61 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET (DELTA 90° 00' 00") (CHORD BEARING S 40° 28' 44" E) (CHORD 42.43 FEET) FOR 47.12 FEET TO A POINT OF TANGENCY; S 85° 28' 44" E FOR 198.57 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET (DELTA 90° 00' 00") (CHORD

BEARING S 40° 28' 44" E) (CHORD 42.43 FEET) FOR 47.12 FEET TO A POINT OF TANGENCY; S 04° 31' 16" W FOR 116.46 FEET; S 01° 38' 35" W FOR 56.21 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3165, PAGE 1800 OF SAID PUBLIC RECORDS; THENCE RUN S 76° 08' 03" W ALONG SAID NORTHERLY BOUNDARY FOR 527.60 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N 14° 14' 00" W FOR 1,370.44 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,567.58 FEET (DELTA 06° 01' 11") (CHORD BEARING N 11° 13' 24" W) (CHORD 584.68 FEET) FOR 584.95 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,635.58 FEET (DELTA 05° 11' 12") (CHORD BEARING N 01° 33' 17" W) (CHORD 509.98 FEET) FOR 510.15 FEET TO A POINT OF COMPOUND CURVATURE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,197.83 FEET (DELTA 25° 28' 44") (CHORD BEARING N 13° 46' 41" E) (CHORD 969.32 FEET) FOR 977.35 FEET TO A POINT OF TANGENCY; N 26° 31' 03" E FOR 786.12 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4161, PAGE 4130 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S 89° 43' 15" E ALONG SAID BOUNDARY LINE FOR 2,628.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.52 ACRES, MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST AS BEARING S 89° 43' 15" E.

REVIEWED
ADD2021-00008
Hunter Searson, GIS
Planner
Lee County Government
4/19/2021

Exhibit B

RESOLUTION NUMBER Z-20-020

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, GCTC Holdings, LLC, to remove 40.5± acres, relocate multiple family residential use, increase multiple family residential building height/stories, allow zero lot line development and reduced building separations, increase number of hotel rooms, amend Schedule of Uses, reduce retail square footage and amend sign package in reference to the Gulf Coast Town Center Mixed Use Planned Development (MPD); and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on June 25, 2020. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her office on or before July 24, 2020; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2019-00011 and recommended APPROVAL of the Request with conditions; and

WHEREAS, a second public hearing was advertised and held on October 7, 2020 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to remove 40.5± acres, relocate multiple family residential use, increase multiple family residential building height/stories, allow zero lot line development and reduced building separations, increase number of hotel rooms, amend Schedule of Uses, reduce retail square footage and amend sign package.

The property is located in the University Community, University Village Interchange, and Wetlands Future Land Use Category, and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Gulf Coast Town Center Master Concept Plan," prepared by AVID Group, date stamped received July 22, 2020, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the

LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Development must also comply with the Lee Plan, Gulf Coast Town Center DRI Development Order, and "DRI Map H Master Plan Gulf Coast Town Center".

Approved MPD Development Parameters:

1,511,765 square feet (GFA) retail, office and commercial development,
400 hotel/motel rooms, and
600 multi-family residential units.

MPD is limited to a maximum cumulative total of 10,000 square feet of nonresidential building area per non-residential acre within the DRI.

2. Permitted Uses and Property Development Regulations.

a. Permitted Uses by MCP Tract Designation:

Commercial "C/O/H"

Accessory uses and structures
Administrative offices
Agricultural uses and agricultural accessory uses (limited to bona fide uses existing on November 1, 2000)
Animal Clinic
ATM (automatic teller machine)
Automobile service station - with gas pumps & car wash (limited to one only, a minimum of 200 feet from residential uses)
Automobile Repair and Service, Group I (limited to 1 located on outparcels adjacent to Ben Hill Griffin Parkway)
Banks and financial establishments: Groups I, II
Bar and cocktail lounge (limited to one principal use and one in conjunction with a Group III Restaurant, with outdoor seating)
Boardwalks
Broadcast studio, commercial radio and television
Business services:
 Group I (excluding bail bonding and blood donor stations)
 Group II
Clothing stores, general
Clubs: Commercial, Fraternal, Membership, Private
Communication tower (accessory to permitted use only and 100 feet or less in height)
Consumption on Premises, subject to Conditions 41 and 46
Contractors and Builders: Group I
Convenience food and beverage store (limited to one - located a minimum of 200 feet from residential uses)
Cultural facilities
Day care center, child

Department Store - including the following accessory uses
 Auto parts sales
 Automobile Repair and Service, Group I
 Lawn & Garden Supply sales
 Drive-through facility for any permitted use (a minimum of 200 feet from residential uses external to the planned development boundary)
 Drugstore, pharmacy
 Entrance gates and gatehouse
 Essential services
 Essential service facilities, Group I
 Excavation: Water retention
 Fences, Walls
 Food stores, Groups I, II
 Gift and Souvenir Shop
 Hardware store
 Health Care Facility, Group III
 Helistop
 Hobby, toy, game shops
 Hotel/Motel (minimum of 500' from residential uses external to MPD)
 Accessory uses including but not limited to:
 Consumption on premises (limited to one)
 Day Care Center: Child
 Personal Services, limited to ATM, barber or beauty shop, photo agents, health club and spa
 Restaurant, Groups II, III
 Specialty Retail Shop, Groups I, II
 Household and office furnishings, Groups I, II (including interior design and remodeling sales stores such as "The Great Indoors" or "Expo Design Center")
 Kiosks, subject to Condition 42
 Laundromat
 Laundry or dry cleaning, Group I
 Medical office
 Non-Store Retailers - All Groups
 Package store (limited to one, a minimum of 200 feet from residential uses)
 Paint, glass and wallpaper
 Parcel and express services
 Parks, Public or Private, Groups I, II
 Parking lot:
 Accessory
 Garage
 Personal services:
 Group I
 Group II - excluding massage establishments, massage parlors, steam or Turkish baths
 Group III
 Group IV - excluding escort services, palm readers, fortune tellers, card readers and tattoo parlors
 Pet Services
 Pet Shop
 Pharmacy

Photo Finishing Laboratory
Plant nurseries
Police sub-station
Post Office
Recreation facilities, commercial, Groups I through IV
Rental or leasing establishments: Groups I, II (excluding automobiles)
Repair shops, Groups I, II
Research and development laboratories
 Groups I (indoor use only)
 Groups II and IV
Restaurant, fast food, limited to four on outparcels fronting Ben Hill Griffin Parkway
 and a minimum of 200 feet from residential uses external to MPD
Restaurants, standard: All Groups, includes outdoor seating a minimum of 200 feet
 from residential uses external to MPD
Retail and Wholesale sales, when incidental to a permitted principal use
Schools, commercial
Schools, non-commercial
Self-service fuel pumps - only in conjunction with convenience food & beverage
 store
Signs, subject to Condition 30
Social services, Groups I, II, III (limited to social service centers)
Specialty retail shop: Groups I, II, III (Group III, Sporting Goods Stores are subject
 to Condition 40)
Studios
Taxi stand
Temporary Uses (subject to Condition 47)
Theater: Indoor
Used merchandise stores, Groups I, II
Variety store

Mixed Use "C/O/H/R"

All uses permitted in C/O/H Tract

Dwelling Units:
 Townhouse
 Multiple Family Building
Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Home occupation
Model unit
Recreation facilities, private, on-site
Signs, subject to Condition 30
Temporary Sales and/or construction office

Conservation "CO"

Accessory uses and structures
Interpretive centers, rain shelters, gazebos
Nature and foot trails including boardwalks and jogging paths

Paths, boardwalks and bridges proving access from uplands to wetlands and to allow fishing piers, observation towers and golf cart crossings

Signs, subject to Condition 4

Water Management Facilities

Wildlife Management

Mitigation Activities

b. Site Development Regulations

Site development regulations are set forth in Exhibit D.

3. Alligator Management:

- a. A lake within the water management area on the western portion of the property must be excavated to create suitable alligator habitat prior to filling in the existing borrow pit lake;
- b. The 5.5-acre marsh Conservation Open Space (CO) shown on the MCP must provide a corridor to direct alligators from the borrow pit to the water management lake referenced above. The corridor must be shown on local development order plans. -OR- A state licensed wildlife trapper may trap alligators in the borrow pit lake and relocate them to the lake within the referenced water management area; and
- c. The water management lake must be barricaded during site construction to prevent alligators from returning to the borrow pit lake.

4. Alligator Signs.

The wording and location of signs prohibiting feeding or harassment of alligators must be shown on development order plans for Development Services staff review and approval prior to local development order approval.

5. Alligator Borrow Pit.

The borrow pit area must be resurveyed for alligator nests prior to issuance of a vegetation removal permit. If there are active alligator nests, a management plan addressing the protection of the nest and eggs must be submitted for Development Services staff review and approval.

6. Littoral Planting Plan.

The Littoral Planting Plan for the Borrow Pit Marsh Area prepared by Wilson Miller, dated January 22, 1999, is hereby incorporated into this zoning approval. Draw down pools must be incorporated into the design of the marsh. The details of the plan must be included on the local development order plans.

7. Eastern Indigo Snake Pamphlet.

The developer must distribute an educational pamphlet on the eastern indigo snake to construction workers conducting land clearing and excavation activities prior to site work.

If an eastern indigo snake is located on the development site, all work must cease and the developer must submit a management plan in accordance with LDC §10-474 to Environmental Sciences staff for review and approval.

8. Open Space and Indigenous Vegetation.

Open space and preservation of indigenous vegetation must comply with the Property Development Regulations (Exhibit D).

9. Property Owners Association.

The developer must initiate establishment of a property owners' or residents' association(s) for the residential component of this project. The association, in conjunction with the staff of Department of Public Safety, must provide an educational program describing the risks of natural hazards on an annual basis. The program should provide literature, brochures and technical assistance for Hurricane Awareness/Preparedness Seminars. The intent of this recommendation is to provide a mechanism to educate residents on actions to mitigate dangers inherent in these hazards.

10. Hurricane Notification and Evacuation.

The developer must formulate an emergency hurricane notification and evacuation plan subject to review and approval by the County Department of Public Safety, prior to issuance of a local development order. The developer will allow the mall parking lot to be used for the staging of relief and rescue efforts in the event of a hurricane or other natural disaster.

11. Security Gate.

If access to any portion of this development is through a security gate or similar device, which is not manned 24 hours a day, the gate must be equipped with an override strip installed in a glass-covered box to be used by drivers of emergency vehicles to gain entry.

12. Hazardous Materials.

If required by Federal, State, or local regulations:

- a. Purchasers/end users of parcels used to store, manufacture, or use hazardous materials, must contact the County Department of Public Safety to discuss the proposed development in relation to the potential type, use, and storage of hazardous materials to be located on the premises.
- b. Purchasers/end users must prepare material safety data sheets (MSDS) and submit copies of MSDS or a list of chemicals to the local fire district and to the County Department of Public Safety.
- c. Developer must establish an emergency notification system in the event of a hazardous material release.

13. Federal Aviation Regulations Part 150 Noise Study.

Future land uses within Gulf Coast Town Center DRI, located within Airport Noise Zone C depicted on LDC Appendix C, Map 1 (SWFIA Airport Noise Zone Map), must be consistent with the recommendations of the of the Federal Aviation Regulations Part 150 Noise Study for the Southwest Florida International Airport adopted by the Board of County Commissioners. Specifically, residential living units, churches, libraries, schools, day care centers, hospitals, correctional institutions or nursing homes are prohibited within this area (Airport Noise Zone C).

14. Airport Noise Zone C.

- a. Commercial buildings, especially hotel and motel facilities located in Airport Noise Zone C, will use sound insulating materials or facilities.
- b. For approval of a rezoning to planned development, amendment to a planned development, special exception, or variance, the following must be included as a condition of approval:

“The developer, successor or assign acknowledges the property's proximity to Southwest Florida International Airport and the potential for noises created by and incidental to the operation of the airport as outlined in LDC 34-1104. The developer, successor or assign acknowledges that a disclosure statement is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC 34-1104(b).”
- c. For approval of a development order for multifamily development, plat, re-plat or lot split, the following disclosure statement must be included on the recorded plat as applicable, and in association documents for condominium, property owner and homeowner associations:

“The Southwest Florida International Airport is in proximity to this (insert plat/condominium/development, as appropriate). There is potential for noises created by and incidental to the operation of the airport as outlined in LDC §34-1104.”

15. Noise and Navigation Easement.

As a condition of subdivision plat approval or building permit for property located in Airport Noise Zone C, the applicant/owner must sign and record a noise and navigation easement to the County. The easement must authorize any and all aircraft noise on and overflights of the property that might occur during the operation of the Southwest Florida International Airport at present and in the future.

16. Tall Structures.

Development must comply with LDC §34-1008 for tall structures including permanent buildings, antenna towers, and temporary construction cranes. Any object or structure (including temporary equipment used for construction) within an Airport Obstruction Notification Zone or proposed at a height greater than an imaginary surface extending outward and upward from any point of any RSW runway at a slope of 125 to 1 (one foot vertically for every 125 feet horizontally) for a distance up to a height of 125 feet above

mean seal level and anything above 125 feet above mean sea level will require a Tall Structures Permit approved by the LCPA as described in Lee County Ordinance 19-03, LDC §34-1107, as well as AC-13-7. Additionally, proposed objects or structures at heights greater than an imaginary surface extending outward and upward from any point of a RSW runway at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above mean sea level, requires the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

17. Helistops.

Helistops are subject to review and approval by the Florida Department of Transportation (FDOT) and the Lee County Port Authority.

18. Architectural Theme – Roadway Visibility.

Commercial development, including the conventional shopping center and “open air village,” must incorporate a common architectural theme on all sides of the commercial buildings visible from 1-75, Alico Road, and Ben Hill Griffin Parkway to ensure an equally attractive architectural elevation on all sides of the development. The common architectural theme must include enhanced streetscape landscaping and enhanced building architectural features, consistent with Condition 32 below.

19. Decorative Pavers.

Deviation 1 is approved for the use of decorative pavers on the privately maintained roads, provided the developer's development order submittals demonstrate the structural design is consistent with LDC requirements for local and access streets.

20. Excavation Setback.

Deviation 2 permits required excavation setbacks to be measured from the edge of pavement or back of curb, subject to the provision of protective measures for wayward vehicles including, but not limited to, non-mountable curbs provided at the time of local development order approval.

21. Public Utility Easement.

Deviation 3 allows required public utility easements on one side of the roadway, provided all of the applicable utility companies state, in writing, that the easement may be eliminated.

22. Indigenous Vegetation.

Deviation 4 allows portions of the required indigenous vegetation to be provided within water management areas, conservation areas, and Mitigation Area Slough System as follows:

- 3.0 acres of pine Flatwoods as delineated on the MCP; and
- 3.6 acres of cypress wetlands preserved and enhanced along the north property line; and
- 5.5 acres of created marsh as delineated on the MCP; and

- 50% of the required littoral plantings for the two lakes adjacent to I-75 must be provided by trees and shrubs; and
- 47.3 acres of Stewart Cypress Slough preserved and restored as off-site mitigation.

The 3.6-acre cypress wetland (Tract M, Gulf Coast Town Center subdivision) has been delineated indigenous preserve and the surface water management system has been designed to provide the appropriate hydrology for the cypress wetland pursuant to previously approved development orders and subdivision plat.

Prior to the issuance of a vegetation removal permit, reasonable efforts must be made to relocate butterfly orchid plants to appropriate preserve areas. Upon completing the relocation, the developer must submit documentation of the number of butterfly orchid plants moved and the recipient locations to the Development Services.

23. Vehicular Traffic.

Deviation 7 allows vehicles to back out of private residential access drives and private local roads only within residential areas provided posted speed is 20 mph or less. In addition, traffic calming devices will be provided where determined appropriate by the Director, and the visual clear zone must comply with the requirements of LDC §34-3131.

24. Right-of-way Width.

Deviation 8 allows right-of-way widths to coincide with back of curb for local private roads, provided required drainage and utility easements are located outside of the right-of-way and adequate provisions are made for road drainage and utilities.

25. Buffers in Easements.

Deviation 9 allows planted buffers in easements, provided if any required buffer or landscape strip plantings installed within easements must be removed, the Developer or property owner's or homeowner's association must replace these plantings with like size and species at no expense to the County. This requirement must be clearly stated in the property owner's or homeowner's documents.

26. Open Space.

Deviation 11 allows 30% open space for residential site area and 15% open space for commercial site area shown on the MCP, provided a total of 63.5 acres of open space complies with the following:

- a. 27.8 acres of the required open space can be provided by the water management lakes; and
- b. 3.1 acres pine Flatwoods (the upland preserve - CO area depicted on the MCP); and
- c. 3.6 acres cypress wetlands along the north property line; and
- d. 5.5 acres marsh; and

- e. Individual commercial tracts must provide a minimum of 15% open space within each tract, not including water bodies or conservation areas; and
- f. Individual residential tracts must provide a minimum of 30% open space within each tract, not including the water bodies or conservation areas; and
- g. Prior to local development order approval, development order plans must include open space calculations and delineation to demonstrate compliance with required on-site open space and conditions.

27. Parking Blocks.

Deviation 5 allows project parking spaces to be developed without the required parking block two feet from the end of each parking space, provided:

- a. The parking lot will contain permanently installed landscaped islands: 1) at the end of parking rows to establish distinct parking lot aisles; and 2) periodically between the rows of parking spaces to discourage vehicles from driving perpendicular to (across) the parking aisles.
- b. On-site security patrols occur during operating hours of commercial uses to ensure customer compliance with safe and prudent vehicular operation in the parking lot.
- c. Bi-weekly parking lot sweeping program is instituted on the commercial parking lot(s).

28. Regional Mall Parking.

Deviation 12 allows up to 10% of required parking for the regional mall only to be stabilized grass parking, provided these parking spaces (a) are not counted toward the open space requirement, (b) are limited to a maximum of 10% of the number of spaces required for the regional mall, and (c) are located on the perimeter of that commercial tract.

29. Water Management Lakes.

Deviation 13 allows 100% of the acreage of the two large water management lakes to be applied toward open space requirements, subject to the following conditions:

Per the previously approved local development order approval, the development order plans include a detailed plan for the native wetland vegetation required in this Deviation. The plan met the following criteria:

- a. Enhanced littoral plantings within the large water management lakes located along I-75 within the commercial portion of the planned development; and
- b. Planting areas specifically delineated; and
- c. Plant specifications including native species, container size and numbers; and
- d. Vegetation clustered to mimic natural systems.

30. Project Signage.a. Deviation 14.

Deviation 14 provides relief from LDC §§ 30-153(1)a.3., 30-153(2)a.2., 30-154(2), and 30-154(6)b.3. subject to the Signage Plan for Gulf Coast Town Center ("Exhibit E"), which permits the following:

1. Increases in maximum permitted sign area from 300 square feet to 384 square feet for four (4) project identification signs at three (3) project entrances on Ben Hill Griffin Parkway, and one (1) entrance on Alico Road,
2. Increases in maximum permitted sign height from 24 feet to 30 feet-10 inches for four (4) project identification signs at three (3) project entrances on Ben Hill Griffin Parkway and one (1) entrance on Alico Road,
3. An interstate highway interchange area sign in the southeast quadrant of the Alico Road intersection with I-75,
4. Increases maximum permitted sign area from 750 square feet to 2,597 square feet for an interstate highway interchange area sign, with maximum height of 80 feet-3 inches.

b. Project Identification Signs.

Project identification signs must comply with the Landscape Exhibit. (Exhibit F) Signs must also comply with the following requirements:

1. Village Signs may not include "Banners" and "Pennants" as defined and prohibited in LDC Chapter 30, and are limited to development internal to Gulf Coast Town Center.
2. Village Signs must be constructed of rigid material.
3. Village Sign location, sign area and height must be consistent with the illustrations attached to this resolution.
4. Village Signs may not overhang into any street easement or right-of-way in accordance with LDC §30-5(22).
5. Village Signs and other internal signs in the amended sign package may not be legible from Ben Hill Griffin Parkway, Alico Road, and Interstate 75.

31. Transportation Mitigation.

Transportation mitigation was paid in full consistent with DRI Development Order conditions. Site-related improvements and additional conditions may be required at the time of local development order.

32. Landscape Enhancement Plan.

A landscape enhancement plan exceeding LDC required minimum landscaping implements a continuous theme throughout the MPD. The landscape enhancement plan has been approved by local development order.

Enhancement may be achieved through a number of creative design options including, but not limited to:

- Larger trees (i.e., increased height, caliper and spread);
- Increasing buffer width;
- Increasing buffer plantings;
- Clustering trees;
- Staggering heights of grouped palm trees;
- Creating tree "boulevards";
- Meandering buffer plantings within the full width;
- Use of berms to create elevation relief;
- Larger parking lot islands;
- Groundcover or shrubs in parking lot islands;
- Increasing parking canopy tree numbers;
- Placing parking islands closer than every 10 parking spaces;
- Staggering parking lot islands;
- Greater variety of plant species;
- Flowering accent trees (e.g., Poinciana, yellow elder, jacaranda);
- Water features or creative features such as sculptures at intersections;
- Creative water management such as meandering vegetated swales;
- Increased littoral plantings;
- Connecting preserves with native landscaping;
- Flowering groundcover (e.g., golden creeper; dune sunflower; blanket flower);
- Varying shrub heights;
- Varying tree heights; and
- Planting native habitats.

33. Lee County Sheriff's Department Substation.

Developer will provide the Lee County Sheriff's Department not more than 600 square feet of finished shell space in the main regional mall complex for use as a Sheriff's Substation to facilitate the law enforcement activities. This space is to be provided at nominal cost.

34. Crime Prevention.

During the design and construction of the main regional retail complex, the developer will consult with the crime prevention representatives of the Lee County Sheriff's Department, and will incorporate appropriate elements of the National Crime Prevention Institute's "Crime Prevention through Environmental Design" program.

35. Construction Theft and Crime.

The developer will consult with the County Sheriff's Department during the construction phase to receive suggestions on reducing the potential for construction theft and crime.

36. Architectural and Landscape Theme.

The mixed use development of the property must include a regional shopping center or residential component, which incorporates an open air village of restaurants and shops, all developed with a common architectural theme. The common architectural theme, landscaping and graphic design theme were previously approved by the Department of Community Development. Condition 32 is not affected by this condition and remains effective. Changes to the development's established architectural theme requires an amendment to the MPD through the public hearing process.

37. Alico Road Access.

Prior to local development order approval for the regional shopping center, the developer must demonstrate it has the legal right to access Alico Road through the 40 acre parcel to the north. The interconnection must be constructed and operational prior to the issuance of a final certificate of occupancy for the regional shopping center.

38. Developer Commitments to the University.

The developer of the regional shopping center and entertainment center will:

- a. coordinate with the University and various tenants to assist in the placement of students in jobs at the retail and entertainment facility;
- b. provide a shuttle bus to transport students and staff from the University to the project;
- c. coordinate with the University to allow pep rallies, parents' weekend activities, and other University related events at the regional retail complex and entertainment center;
- d. provide bike racks throughout the center to accommodate student and staff access by bicycle.

39. Open Space – Northern Boundary.

The owner of the common open space area that includes the 3.6 acre wetland on the northern boundary of the property must make the wetland available to the University for Student Access and research.

40. Specialty Retail Store, Group III.

Group III Specialty Retail Stores (Sporting Goods Store) are subject to the following conditions:

- a. The following uses must be incidental and subordinate to the proposed Sporting Goods Store: Commercial Recreation Facilities Group IV (limited to indoor Firearm and Archery Range), Boat Parts Store, Boat Sales, Boat Ramp and Dockage, Vehicle and Equipment Dealers Groups II, III, and IV, Boat Repair and Service and Fishing Pier. The Sporting Goods Store is located on the west side of the project along the east portion of the water management lake. The boat sales are permitted for boats with a maximum length of 26-feet.

- b. Indoor Firearm and Archery Range is limited to demonstration and trial of firearms and archery equipment. The indoor Firearm and Archery Range may not operate as a principal use and must be ancillary to Sporting Goods Store.
- c. Open Storage is limited to storage of boats for sale or repair by the Sporting Goods Store. Open Storage is limited to the 37,126+/- square-foot Proposed Boat Storage Area on the New Boat Display and Storage Area Landscape Exhibit, last revised November 5, 2005 stamped received by the Permit Counter on November 28, 2005, attached hereto (Exhibit G).
- d. Boat Display Areas will be counted toward commercial square-footage and associated parking for the area must be calculated consistent with the LDC.
- e. Boat Service and Repair is limited to installation of electronics and navigation equipment, rigging new equipment, and minor engine repair and must be incidental and subordinate to the Sporting Goods Store.
- f. Service and repair of boats must occur within the Sporting Goods building and may not occur in outdoor areas. Boats not actively under repair must be located within the Boat Storage area indicated on New Boat Display and Storage Area Landscape Exhibit. (Exhibit G). This limitation does not apply to boats for sale.
- g. Boardwalks and Fishing Piers are limited to areas shown on the New Boat Display and Storage Area Landscape Exhibit. (Exhibit G)
- h. Boat Ramp and Dockage is limited to product demonstration and trial for boats sold by the Sporting Goods Store. Wet boat slips are limited to four (4) slips. Boat Ramp and Dockage may not be used as an independent commercial boat ramp to access the water management lake and may only be ancillary to the Sporting Goods Store.
- i. The access gate for the Open Storage area for boats must have a minimum 80% opacity.
- j. Uses permitted ancillary to Sporting Goods Store may not be transferred to other businesses or locations. These uses will not be considered stand-alone or independent uses. They are considered ancillary and subordinate to the Sporting Goods Store located adjacent to the water management lake on the west side of the property.

41. Consumption on Premises.

The hours of operation for Consumption on Premises in conjunction with indoor and outdoor seating are limited to 10:00 am to 1:00 am, Monday through Sunday. Extension of hours for Consumption on Premises require further development approvals. These limitations do not apply to movie theatre use pursuant to ADD2014-00179.

No outdoor seating is approved within 500-feet of residential uses located outside the development. Outdoor seating within 500-feet of an off-site residential use must be approved as part of a public hearing application.

Extension of Consumption on Premises hours or outdoor seating within 500-feet of an off-site residential use must acquire additional approvals.

42. Kiosk Locations.

A maximum of 32 Kiosks are allowed within Main Street / Special Events Area depicted on the MCP. Kiosks must be consistent with the architectural theme of the Shopping Center.

43. Building Separation.

Deviations 15 and 17 allow building separation of 8 feet between buildings and allow zero-lot line setbacks when a subdivision tract/parcel line coincides with the common wall(s) of a multiple occupancy building (commercial or residential) subject to compliance with applicable building and fire code requirements.

44. Light Poles for Parking Lots.

Deviation 16 allows light poles in parking lots to be a maximum height of 30-feet subject to compliance with the remaining provisions of LDC §34-625.

45. Ancillary Use.

The following uses may be permitted as ancillary uses to a Department Store (wholesale club):

- Gas pumps with not more than 16 self-serve pumps, and
- Package store

These ancillary uses do not count toward the project-wide limitation of one convenience food and beverage store and package store.

46. Alcoholic Sales.

The following approvals remain in effect:

- a. Wine and Cheese shop (ADD2006-00234);
- b. Bar/Cocktail Lounge with 4-COP Alcoholic Beverage License (ADD2006-00235);
- c. 2-COP alcoholic beverage license for a wine and cheese tasting room (ADD2006-00234);
- d. Consumption on premises in conjunction with a bar/cocktail lounge for the World Famous Cigar Bar (SEZ2008-00234);
- e. 2-COP alcoholic beverage license in conjunction with an art studio (ADD2014-00120); and
- f. 2-COP alcoholic beverage license in conjunction with a movie theatre (ADD2014-00179).

47. Temporary Uses.

Temporary uses are permitted subject to the following:

- a. Temporary uses are limited to the Main Street/Special Events Area depicted on the MCP.
- b. An unlimited number of small temporary uses are approved for the Main Street area. Small temporary uses may not block access ways and/or utilize parking for display or storage.
- c. Large temporary uses that block access ways, parking spaces, or occupy areas beyond the Stage Lawn or University area must acquire a temporary use permit.
- d. Large temporary uses, in totality, cannot exceed 180 days per calendar year within the Main Street Area.
- e. Temporary uses must comply with LDC §34-3041, except as permitted herein.
- f. Temporary uses, large and small, may occur within 6 months from the date of expiration for a similar previously approved temporary use.

48. Fast Food/Out-Parcel Landscape Plan.

The 20 foot Type D Ben Hill Griffin Parkway Buffer must comply with MCP Enhanced Buffer Details 300' Typical Section and 300' Typical Elevation (Exhibit F), except to include:

- a. A minimum of 4 groupings of 7 native, cold hardy shrub species per 300 feet for a total of 224± plantings; and
- b. Shrubs a minimum of 7-10 gallon container size, installed at maximum 4-5 foot on center.

SECTION C. DEVIATIONS:1. Street Design and Construction Standards.

Deviation 1 seeks relief from LDC §10-296(d) Table 3 requirement that street wearing surfaces meet FDOT Standard Specifications, to allow cement concrete pavers or similar decorative paving materials for local streets within project rights-of-way. This deviation is APPROVED SUBJECT TO Condition 19.

2. Setbacks for Water Detention/Retention Excavations.

Deviation 2 seeks relief from LDC §10-329(d)(1)(a)(1) requirement that setbacks for excavations for water retention be measured from the street right-of-way line or easement, to allow required excavation setbacks to be measured from edge of pavement or back of curb. This deviation is APPROVED SUBJECT TO Condition 20.

3. Location of Water and Sewer Lines.

Deviation 3 seeks relief from LDC §10-355 requirement for 10-foot-wide public utility easements on both sides of a roadway, to allow public utility easement on one side only. This deviation is APPROVED SUBJECT TO Condition 21.

4. Open Space – Indigenous Native Vegetation and Trees.

Deviation 4 seeks relief from LDC §10-415(b)(l) requirement that 50% of required open space be provided by existing indigenous vegetation, to allow portions of required indigenous vegetation to be provided within the water management, conservation areas, and offsite Mitigation Area Slough System. This deviation is APPROVED SUBJECT TO Condition 22.

5. Parking Spaces Abutting Pedestrian Walkways.

Deviation 5 seeks relief from the LDC §34-2016(2)a.2 requirement that parking spaces abutting pedestrian walkways, required landscaping, or required open space provide parking blocks, to permit required parking spaces to be developed without parking blocks. This deviation is APPROVED SUBJECT TO Condition 27.

6. Required Parking Spaces.

Deviation 6 seeks relief from LDC §34-2020 parking requirements for residential and non-residential uses, to permit four and one-half parking spaces per 1,000 square feet of total floor area for non-residential uses and two parking spaces per unit for residential uses (including clubhouse and ancillary residential support uses). This deviation is denied consistent with prior zoning actions.

7. Parking Lot Access.

Deviation 7 seeks relief from LDC §34-2013(a) requirement that parking lot design permit vehicles exiting the lot to enter the street right-of-way in a forward motion, to allow vehicles to back out of individual driveways when driveways are accessory to individual multiple family units in the residential area. This deviation is APPROVED SUBJECT TO Condition 23.

8. Right-of-Way Width.

Deviation 8 seeks relief from LDC §10-296(b), Table 2, which requires 40' right-of-way to provide 35' right-of-way width for two-way closed drainage, rear lot drainage, or inverted crown, to allow right-of-way widths to coincide with the back of curb for local private roads. This deviation is APPROVED SUBJECT TO Condition 24.

9. Landscape Standards.

Deviation 9 seeks relief from LDC §10-416(d)(1) requirement that no portion of a buffer area consisting of trees and shrubs be located in an easement, to allow planted buffers in easements. This deviation is APPROVED SUBJECT TO Condition 25.

10. Open Space.

Deviation 10 seeks relief from LDC §§ 10-415(a) and 10-415(c) requirements that developments provide minimum open space equal to 40% of residential site area and 30% of commercial site area, to allow up to 13.1 acres of open space to be provided off-site within the Mitigation Area Slough System. This deviation was denied in Resolution Z-08-046.

11. Open Space.

Deviation 11 seeks relief from LDC §§ 10-415(a) and 34-414(c) requirements that all developments provide minimum open space equal to 40% of residential site area and 30% of commercial site area, to allow only 30% open space for residential site area and 15% open space for commercial site area shown on the MCP Open Space Table. This deviation is APPROVED SUBJECT TO Condition 26.

12. Parking Lot Surface.

Deviation 12 seeks relief from LDC §§ 34-2017(a)(1) and 34-2017(a)(2) requirement that parking areas be constructed of a paved all weather surface, to allow up to 10% required parking for commercial tract (regional mall) to be stabilized grass parking for spaces located on the perimeter of the commercial tract. This deviation is APPROVED SUBJECT TO Condition 28.

13. Open Space.

Deviation 13 seeks relief from LDC §10-415(d)(2)(c) requirement that water bodies meet 25% of required open space, to allow 100% of water management lakes to be applied toward commercial open space requirements. This deviation is APPROVED SUBJECT TO Condition 29.

14. Signs.

Deviation 14 seeks relief from LDC Chapter 30 regulating signs to adopt a Signage Plan for Gulf Coast Town Center. This deviation is APPROVED SUBJECT TO Condition 30.

15. Building Separation.

Deviation 15 seeks relief from LDC §34-1040(e) requirement that minimum building separation between buildings be the greater of 20 feet or one-half of the sum of the building heights, to allow building separation of eight (8) feet. This deviation is APPROVED SUBJECT TO Condition 43.

16. Outdoor Lighting Standards.

Deviation 16 seeks relief from LDC §34-625(d)(4)(a) which establishes a maximum height of 25-feet for light poles for parking lots to allow a maximum height of 30-feet. This deviation is APPROVED SUBJECT TO Condition 44.

17. Building Separation.

Deviation 17 seeks relief from LDC §34-1040(e) requirement that minimum building separation between buildings within the development must be the greater of 20 feet or one-half of the sum of the heights of the buildings, to allow zero-lot line setbacks when a subdivision tract/parcel line coincides with common wall(s) of multiple occupancy buildings (commercial or residential). This deviation is APPROVED SUBJECT TO Condition 43.

18. Right of Way Buffer Landscaping.

Deviation 18 seeks relief from LDC §34-1353(e), which requires a landscape buffer width of 25 feet adjacent to right of way external to development, to allow a buffer width of 20 feet along Ben Hill Griffin Parkway. This deviation is APPROVED SUBJECT TO following conditions:

As part of local development order approval, the required 15 foot wide buffer along the west property line may include a 5' wide sidewalk.

Development must comply with Site Plan for PDQ – Gulf Coast attached hereto as Exhibit H and located at 17470 Ben Hill Griffin Parkway.

Deviation previously approved by ADD2014-00114.

19. Landscape Standards.

Deviation 19 seeks relief from LDC §10-416(d)(11)(b), which authorizes buffers to be used for passive recreation such as pedestrian, bike, or equestrian trails, provided not more than 20% of the buffer width is impervious surface, to allow 34% of the buffer to be impervious surface to accommodate a sidewalk in the landscape buffer. This deviation is APPROVED SUBJECT TO the following conditions:

As part of local development order approval, the required 15 foot wide buffer along the west property line may include a 5' wide sidewalk.

Development of this parcel must be in compliance with the Site Plan for PDQ – Gulf Coast (Exhibit H) and located on property located at 17470 Ben Hill Griffin Parkway.

Deviation previously approved by ADD2014-00114.

20. Height.

Deviation 20 seeks relief from LDC §34-2175 limiting maximum height of structures to 45 feet, or up to 75 feet when additional height is required to increase open common space to preserve environmentally sensitive land, secure areas of native vegetation and wildlife habitat, or preserve historical, archaeological scenic resources, to allow building heights of 95 feet for multiple family uses.

This deviation is APPROVED SUBJECT TO the condition that multiple-family residential buildings over 45 feet in height are prohibited within 500 feet of existing or proposed residential uses outside the MPD.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Site Development Regulations
- Exhibit E: Signage Plan
- Exhibit F: Landscape Buffer Details
- Exhibit G: New Boat Display and Storage Area Landscape Exhibit last revised November 5, 2005 stamped received by the Permit Counter on November 28, 2005
- Exhibit H: Site Plan for PDQ – Gulf Coast

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. The requested amendment to the Gulf Coast Town Center Mixed Use Planned Development complies with the Lee Plan. See Lee Plan Vision Statement Paragraph 13 (San Carlos), Lee Plan Goals 4, 5, 6, 11, 15, 39, 77, 123, 124; Objectives 1.5, 2.1, 2.2, 4.1, 5.1, 6.1, 15.1, 39.1, 126.2; Policies 1.1.9, 1.3.5, 1.5.1, 2.1.2, 5.1.1, 5.1.3, 5.1.7, 6.1.1, 6.1.3, 15.1.4, 15.1.7, 15.2.2, 135.1.9; Lee Plan Maps 1, 6, 7, 16; LDC §§ 34-411(a) and 34-612(2).
2. *As conditioned*, the Gulf Coast Town Center MPD:
 - a. Meets the Land Development Code and other County regulations or qualifies for deviations. See LDC §§ 10-630, 30-153, 34-145(d), 34-341, 34-378, 34-411, 34-413, 34-491, 34-932;
 - b. Is compatible with existing and planned uses in the area. See Lee Plan Policies 5.1.5, 5.2.4, 6.1.4, 15.1.2, 15.1.4, 15.1.7, 135.1.9, 135.9.5, 135.9.6; LDC §§ 34-411(c) and (i).
 - c. Provides access sufficient to support the proposed development intensity. Expected impacts to transportation facilities will be addressed by the conditions of approval and County regulations. See Lee Plan Goal 39, Objectives 39.1, Policies 6.1.5, 39.1.1, 39.2.1; LDC §§ 10-287, 34-411(d).
 - d. Will not adversely affect environmentally critical/sensitive areas and natural resources. See Lee Plan Goals 77, 123, 124; Objectives 60.4, 77.3, 126.2; Policies 1.5.1, 60.4.2, 61.3.8, 61.3.11, 77.3.2, 77.3.4, 123.2.8, 124.1.1, 125.1.3, Standard 4.1.4; and LDC §§ 34-411(g) and (h).
 - e. Will be served by urban services adequate to serve the proposed land use. See Lee Plan Glossary, Lee Plan Maps 6, 7, Goals 4, 11, Objective 56.2; Policy 15.1.5, Standards 4.1.1 and 4.1.2; LDC §34-411(d).

3. The proposed mix of uses is appropriate at the proposed location. See Lee Plan Goals 5, 6, 11, 15, Objective 11.1; Policies 1.1.9, 1.3.5, 1.5.1, 5.1.5, 5.1.7, 6.1.4, 6.1.7, 15.1.2, 15.1.7, 15.1.10, 15.2.2, 135.1.9;
4. The recommended conditions and applicable regulations provide sufficient safeguards to protect the public interest. See Lee Plan Goal 63, Policies: 5.1.5, 5.2.4, 6.1.3, 6.1.6, 126.2.1, 135.9.5 and 135.9.6; See *also* LDC §34-411;
5. The recommended conditions are reasonably related to the impacts expected from the proposed development. See Lee Plan Policies 5.1.5, 6.1.3; LDC §34-932; and
6. The requested deviations, as conditioned:
 - a. Enhance the objectives of the planned development, and
 - b. Preserve and promote protection of public health, safety and welfare.

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

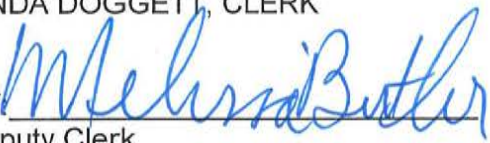
Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Sandelli. The vote was as follows:

Adopted by unanimous consent.

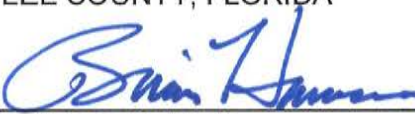
John Manning	Absent
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 7th day of October 2020.

ATTEST:
LINDA DOGGETT, CLERK

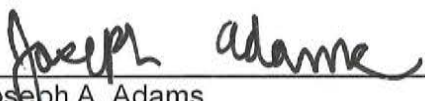
BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Brian Hamman, Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


Joseph A. Adams
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
mb
2020 NOV -5 PM 3:05

GULF COAST TOWN CENTER

PARCEL LYING IN
SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 11 RUN S 89° 43' 15" E ALONG THE NORTH LINE OF SAID SECTION FOR 1,844.61 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY; THENCE RUN S 01° 00' 30" W ALONG SAID RIGHT-OF-WAY LINE FOR 841.27 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S 01° 00' 30" W ALONG SAID LINE FOR 176.58 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 00° 13' 15") (CHORD BEARING S 01° 07' 08" W) (CHORD 38.25 FEET) FOR 38.25 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2923, PAGE 4025, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN ALONG THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: N 88° 46' 15" W FOR 256.00 FEET; S 01° 51' 05" W FOR 209.96 FEET; S 87° 31' 36" E FOR 256.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 06° 34' 47") (CHORD BEARING S 05° 45' 48" W) (CHORD 1,139.14 FEET) FOR 1,139.77 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2884, PAGE 575 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: N 80° 56' 49" W FOR 256.00 FEET; S 09° 40' 30" W FOR 209.96 FEET; S 79° 42' 10" E FOR 256.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 08° 01' 38") (CHORD BEARING S 14° 18' 40" W) (CHORD 1,389.37 FEET) FOR 1,390.51 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3956, PAGE 4074 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL AND THE NORTHERLY AND WESTERLY BOUNDARIES OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2005000180554 OF SAID PUBLIC RECORDS THE FOLLOWING COURSES: N 74° 38' 48" W FOR 1,935.71 FEET; S 36° 09' 50" W FOR 40.37 FEET; S 04° 31' 16" W FOR 1,025.61 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET (DELTA 90° 00' 00") (CHORD BEARING S 40° 28' 44" E) (CHORD 42.43 FEET) FOR 47.12 FEET TO A POINT OF TANGENCY; S 85° 28' 44" E FOR 198.57 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET (DELTA 90° 00' 00") (CHORD

BEARING $40^{\circ} 28' 44''$ E) (CHORD 42.43 FEET) FOR 47.12 FEET TO A POINT OF TANGENCY; S $04^{\circ} 31' 16''$ W FOR 116.46 FEET; S $01^{\circ} 38' 35''$ W FOR 56.21 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3165, PAGE 1800 OF SAID PUBLIC RECORDS; THENCE RUN S $76^{\circ} 08' 03''$ W ALONG SAID NORTHERLY BOUNDARY FOR 527.60 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N $14^{\circ} 14' 00''$ W FOR 1,370.44 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,567.58 FEET (DELTA $06^{\circ} 01' 11''$) (CHORD BEARING N $11^{\circ} 13' 24''$ W) (CHORD 584.68 FEET) FOR 584.95 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,635.58 FEET (DELTA $05^{\circ} 11' 12''$) (CHORD BEARING N $01^{\circ} 33' 17''$ W) (CHORD 509.98 FEET) FOR 510.15 FEET TO A POINT OF COMPOUND CURVATURE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,197.83 FEET (DELTA $25^{\circ} 28' 44''$) (CHORD BEARING N $13^{\circ} 46' 41''$ E) (CHORD 969.32 FEET) FOR 977.35 FEET TO A POINT OF TANGENCY; N $26^{\circ} 31' 03''$ E FOR 786.12 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4161, PAGE 4130 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S $89^{\circ} 43' 15''$ E ALONG SAID BOUNDARY LINE FOR 2,628.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.52 ACRES, MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST AS BEARING S $89^{\circ} 43' 15''$ E.

APPROVED
DCI2019-00011
Daniel Munt, Planner
Lee County DCD
6/8/2020

EXHIBIT 1

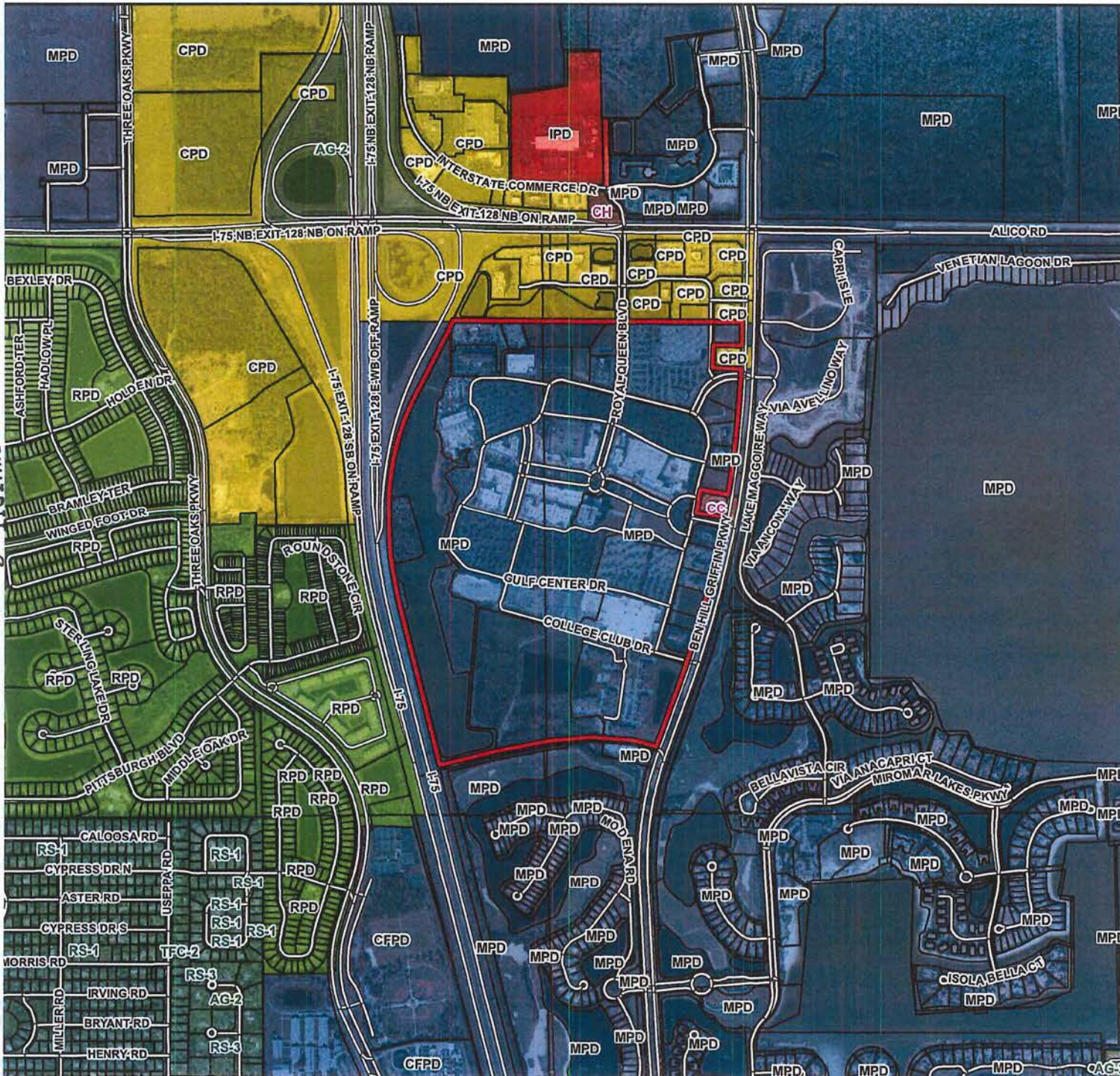
DCI2019-00011 Zoning

Legend

 Subject Parcel



0 1,000
Feet



<u>LAND USE SUMMARY</u>			
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>UNITS</u>	<u>ACRES</u>
W.M.	WATER MANAGEMENT TRACT		27.8 acres
CO	CONSERVATION		
	(3.1 AC PINES + 5.5 AC MARSH + 3.6 AC CYPRESS)		12.2 acres
CA	COMMON AREA TRACT		4.9 acres
C/O/H	COMMERCIAL / RESIDENTIAL		153.3 acres
	RETAIL COMMERCIAL*	1,431,795 SQ FT G.L.A.	
	OFFICE**	80,000 SQ FT G.F.A. **	
	HOTEL*	400 ROOMS	
C/O/H/R	COMMERCIAL / RESIDENTIAL		5.3 acres
	RESIDENTIAL	600 D.U.'s	
	TOTAL AREA		203.5 acres

* COMMERCIAL DEVELOPMENT SHALL NOT EXCEED 10,000 SQ.FT. (G.F.A.) PER ACRE INCLUDING ALL COMMERCIAL RETAIL, OFFICE, HOTEL, AND RESEARCH & DEVELOPMENT USES. ALL COMMERCIAL ANCILLARY USES ARE INCLUDED IN THIS LIMITATION. RESIDENTIAL DEVELOPMENT AND RESIDENTIAL OR RECREATIONAL ANCILLARY USES ARE NOT INCLUDED IN THIS AMOUNT. (198.2 ACRES X 10,000 SQ.FT./ACRE = 1,982,000 SQ.FT. OF G.F.A. ALLOWED)

** UP TO 40,000 SQ.FT. OF OFFICE USE MAY BE MEDICAL OFFICE, UP TO 80,000 SQ.FT. OF OFFICE USE MAY BE CONVERTED TO RESEARCH & DEVELOPMENT USE ON A 1.0 SQ.FT. TO 1.1 SQ.FT. RATIO.

			Acreage	%	Open Space
TOTAL ACREAGE			203.5 acres		
OPEN SPACE REQUIRED					
Residential Open Space *			5.3 acres	30%	1.6 acres
Commercial Open Space *			198.2 acres	15%	29.7 acres
TOTAL OPEN SPACE REQUIRED					31.3 acres
OPEN SPACE PROVIDED					
Residential Open Space	Residential - on site		5.3 acres	30%	1.6 acres
	Conservation Area (CO) **		12.2 acres	3%	0.4 acres
	Water Management (WM) ***		- acres	0%	- acres
	Total Residential Open Space Provided				2.0 acres
	Commercial - on site		146.0 acres	15%	21.9 acres
Commercial Open Space	Conservation Area (CO) **		12.2 acres	97%	11.8 acres
	Water Management (WM) ***		27.8 acres	100%	27.8 acres
	Total Commercial Open Space Provided				61.5 acres
	TOTAL OPEN SPACE PROVIDED				63.5 acres

INDIGENOUS REQUIRED		31.3 acres	50%	15.7 acres
INDIGENOUS PROVIDED				
On-Site Indigenous	Indigenous in on-site upland conservation	3.0 acres	150%	4.5 acres
	Indigenous in on-site marsh	5.5 acres	100%	5.5 acres
	Indigenous on-site cypress wetland	3.6 acres	100%	3.6 acres
	Total On-Site Indigenous Provided			13.6 acres
Off-Site Indigenous	Indigenous Vegetation in Slough System	47.3 acres	100%	47.3 acres
	Indigenous Vegetation in CREW	11.0 acres	100%	11.0 acres
	Total Off-Site Indigenous Provided			58.3 acres
	TOTAL INDIGENOUS PROVIDED			71.9 acres

* See Deviation 11.
** Proportionate share of total acreage.
*** See Deviation 13.

1. INDIGENOUS OPEN SPACE AREAS PROVIDED WILL CONFORM TO THE MINIMUM DIMENSIONAL REQUIREMENTS AS STATED IN LDC SEC. 10-413.0(c)(2)
2. THE MASTER PLAN FOR THE GULF COAST TOWN CENTER IS CONCEPTUAL. THE SPECIFIC LOCATION, SIZE AND CONFIGURATION OF ALLOWED USES AND INDIVIDUAL TRACTS SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
3. INTERNAL ACCESS TO BE PROVIDED IN ACCORDANCE WITH THE LDC.
4. LOCATION OF BUILDINGS, PARKING, SERVICE AREAS, AND OTHER USES WITHIN EACH LOT/PARCEL SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
5. THE MASTER STORM WATER MANAGEMENT FACILITIES SHALL CONTINUE TO ACCEPT AND PROVIDE STORAGE VALUE FOR THE ADJACENT 40-ACRE FLORIDA GULF COAST UNIVERSITY (FGCU) STUDENT HOUSING PARCELS (40-ACRE TRACT) PER THE APPROVED SFWM E.R.P., AS IT MAY BE AMENDED FROM TIME TO TIME.

CA
4.9 AC.

MIROMAR LAKES MPD / DR
SF RESIDENTIAL
ZONED MPD

Approved as Exhibit
MCP Page 1 of 1
Resolution # E-20-020

CIVIL ENGINEERING
LAND PLANNING
TRAFFIC
TRANSPORTATION
SURVEYING
GIS

2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA
34683

PHONE (727) 789-9500
FAX (727) 784-6662
AVIDGROUP.COM



GULF COAST TOWN CENTER
LEE COUNTY, FL

PUD MAP EXHIBIT

1

PROPERTY DEVELOPMENT REGULATIONS

RESIDENTIAL	Min. Lot Dimensions			Minimum Setbacks (3) (4)							
Residential Uses	Area (sq.ft.)	Width (ft.)	Depth (ft.)	Side (ft.)	Rear (ft.)	Front/Road (ft.)	Water Body (ft.)	Max. height (ft.) (5) (6)	No. of Habitable Floors	Min. Building Separation (ft.) (1)	Max. Lot Coverage (%) (2)
Townhouse	2,800	30	80	0	10	* 20	20	45	3	(1) 8	55
Multi-Family	22,500	100	100	15	10	20	20	60 95	5 8	(1) 8	55
Clubhouse Area/ Recreational Facility	n/a	n/a	n/a	15	20	20	20	45	n/a	(1) 8	n/a
Accessory Structures	n/a	n/a	n/a	5	5	* 20	10	45	n/a	10 8	n/a
Pool Deck	n/a	n/a	n/a	5	5	20	10	n/a	n/a	n/a	n/a
* 12 ft. with side or rear entry garage											

C/O/H Uses	Min. Lot Dimensions			Minimum Setbacks (3)							
COMMERCIAL/OFFICE/ HOTEL	Area (sq.ft.)	Width (ft.)	Depth (ft.)	Side (ft.)	Rear (ft.)	Front/Road (ft.)	Water Body (ft.)	Max. height (ft.) (5) (6)	No. of Habitable Floors	Min. Building Separation (ft.) (1)	Max. Lot Coverage (%) (2)
Accessory Structures	n/a	n/a	n/a	5	5	10	10	45	n/a	10 or (1) 8	n/a
Commercial											
Office	10,000	75	100	15	15	25	20	45	3	(1) 8	55
Retail	10,000	75	100	15	15	25	20	45	3	(1) 8	55
Hotel	22,500	150	150	15	15	25	20	75	5	(1) 8	55

NOTES:

- (1) Where two or more principal buildings are located on a development tract, the minimum separation between the buildings shall be ~~the greater of one-half of the sum of their heights, or 20 feet~~ 8 feet. Also, see LDC Section 34-2221(1)a. for commercial subdivision setbacks.
- (2) Lot coverage means that portion of the lot area, expressed as a percentage, occupied by all roofed buildings or structures.
- (3) Zero-lot line setbacks are allowed when a subdivision tract/parcel line will coincide with the common wall(s) of a multiple occupancy building (commercial or residential). Also, see LDC Section 34-2221(1)a. for commercial subdivision setbacks.
- (4) Minimum setbacks from the PUD boundaries shall be one-half the height of the building or structure, but in no case shall the distance be less than 20 feet.
- (5) Maximum building or structure height shall be subject to compliance with the Airport Hazard Zone height limitations, if applicable. See LDC Sec. 34-2175.
- (6) Maximum building or structure height shall not exceed 45 feet on the outparcels that abut Ben Hill Griffin Parkway.

EXHIBIT E

gulf coast **TOWN CENTER**

Signage Plan for
Gulf Coast Town Center

Submitted by
White Sign Co.

Date: 4/16/2020

Contact: Jeffrey Preston
GCTC Holdings LLC
c/o North American Development Group
400 Clematis Street; Suite 201
West Palm Beach, FL 33401

work: 561-762-9099
email: jwpreston@nadg.com



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Section 5:	Permit Required	Page 4
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Section 8:	Identification Signs - Number, Locations & Sizes	Page 6
Section 9:	Leased Out Parcel Single Occupancy Signs	Page 6
Section 10:	Measurement of Sign Area	Page 6
Exhibits		
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Exhibit B:	I-75 Monument	Page 8
Exhibit C:	Alico Road Monument	Page 9
Exhibit D:	Ben Hill Griffin Monument; A2 - A4	Page 10
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Exhibit F:	Village Sign; C2	Page 12
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Exhibit K:	Village Indicator Sign (Parking Lot)	Page 17
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SIGNAGE PLAN FOR GULF COAST TOWN CENTER

Section 1: Purpose and Intent

The purpose and intent of this sign package is the same as that set forth in section 30 of the Land Development Code: to facilitate the implementation of the goals, objectives and policies set forth in the Lee County Comprehensive Plan relating to sign control and protection of areas from the incompatible uses; promote convenience, safety, property values and aesthetics, be establishing a set of standards for the erection, placement, use and maintenance of signs which will grant equal protection and fairness to all property owners in Lee County; and encourage signs which help to visually organize the activities of the County, lend order and meaning to business identification, and make it easier for the public and business identification, and make it easier for the public and business delivery systems to locate and identify their destinations.

The objective of this section is to establish requirements for the placement of on-premises and off-premises signs, in order to preserve and protect the health, safety, welfare and general well being of the community's citizens.

The regulation of the placement, installation and maintenance of signs is further justified by their innate scheme and primary purpose to draw mental attention to them, potentially to the detriment of sound driving practices and the safety of the motoring public to which a majority of signs is oriented. Therefore, it is the intent of this section to regulate the size and location of the on-premises and off-premises signs so that their purpose can be served without unduly interfering with motorist and causing unsafe conditions. It is also the objective of this action to protect and preserve the aesthetic qualities of Gulf Coast Town Center and the surrounding community by regulating the placement of signs.

The aesthetic impact of on-premises and off-premises signs is an economic fact that may bear heavily upon the enjoyment and value of property; therefore the regulation of signs is validly justified on the basis of conserving the value of property and encouraging the most appropriate use of land throughout the county. It is contended that it is not irrational for a community's citizen to plan their physical surroundings in such a way that unsightliness is minimized.

These requirements are an important means by which the community can assert control over its physical environment. The end result is not just a more visually attractive environment, but one in which business within the community can actually communicate more effectively to their customers.

Section 2: Justification for Signage Plan for Gulf Coast Town Center

Gulf Coast Town Center meets the intent of Lee County Comprehensive Plan having created a land use that is consistent with current market conditions and that promotes innovative and creative project design. The proposed development will consist of a multi-occupancy mixed use complex containing a town center and free standing commercial and residential buildings. Gulf Coast Town Center is bounded to the West by I-75, the East by Ben Hill Griffin Parkway and obtains vehicular access to Alico Road via an access easement to the North through the University Plaza site; a signage easement is already in place for Gulf Coast Town Center at this Alico Road accessway.



The location of this project needs appropriate signage not only for the safe routing of internal and neighborhood traffic, but also for the traveling public using I-75. Appropriate signage within the development will also encourage the desired internal capture of vehicular traffic. Building within this multiple-occupancy complex may be situated so the back of some of the buildings face towards the exterior roadways, and in order to provide the public traveling on I-75, Alico Road or Ben Hill Griffin Parkway, safe and efficient signage, it will be necessary to allow signage on any side of any building facing the main perimeter roadway/highway.

All of the above situations speak to the need for a creative and unified signage plan. The following plan provides cohesiveness and aesthetic relief to the site.

Section 3: Compliance

The attached Signage Plan for Gulf Town Center identifies specific coded signs approved in conjunction with the deviation from Section 30-153 of the Land Development Code for the Commercial Planned Development known as Gulf Coast Town Center MPD identified under Case No. DCI2019-00011.

County LDC will not apply to Gulf Coast Town Center unless specifically referenced herein.

Section 4: Future Administration Deviations

Deviations from this signage plan may only be approved through the Lee County administration process with written verification from the North American Development Group.

Section 5: Permit Required

It shall be unlawful to erect construct, alter, or display any sign within Gulf Coast Town Center, without first obtaining a permit indicating compliance with the provisions and regulations of the Signage Plan, except as defined below.

This section shall not require a permit for the repair or maintenance of a sign for which a permit has previously been issued, so long as the sign is not modified in any way. A permit shall not be required for a new business making any changes on any existing sign, so long as the sign area is not increased, and the new sign is consistent with this sign plan.

Exclusions:

- Gulf Coast Town Center Logo
- Internal wayfinding, directional, and traffic regulatory signs
- Internal signs 20 feet or less in height
(Over 20 ft. to be reviewed by Lee County for structural only)
- Internal signs less than 40 square feet in area
(40 sq. ft. plus. to be reviewed by Lee County for structural only)
- Non-illuminated signs
(Internal illumination signs are to be reviewed by Lee County for electrical only)
- Pedestrian Walkway and Parking Lot Light Pole banners
(refer to Exhibits A, J, K and L for sign dimensions and locations)



Section 6: Fees

Fees for permits under this plan shall be in accordance with the sign permit fees in Section 30-54 of the Land Development Code.

Section 7: Limitations Generally

a. Signs shall be allowed subject to the following general limitations:

A sign shall be set back a minimum of fifteen (15) feet from the legal front property line. There shall be no minimum setback for the side or rear property.

The sign may be illuminated with internal illumination.

A separate sculptural fountain or water feature (not a "sign") may be animated with lighting devices that change color, alternate illuminating and slow motion as long as the

artificial light used to illuminate the feature is screened in a manner that prevents the light source from being visible from any abutting right-of-way or adjacent property.

All allowed off-site signs should be located within a "signage easement" and identified on the plat of Gulf Coast Town Center or by some other acceptable recorded document.

Wall signs can be located on any side (front, side or rear) of any building and shall not exceed ten percent of the wall area.

b. Individual businesses, offices or institutional establishments located within the multiple-occupancy complex shall not be permitted individual ground-mounted identification signs.

Section 8: Identification Signs – Number, Locations & Sizes

The following permanent signs shall be allowed within Gulf Coast Town Center, which is a multiple-occupancy complex center with the leased and fee simple out parcels.

1. I-75 Identification Sign "I"

A main identification sign shall be permitted on I-75 as indicated in Exhibits A and B and, provided that,

Refer to the exhibits for sign dimensions and location

The sign may be internally illuminated

The sign shall be set back a minimum of 15 feet from the rights-of-way of I-75.

2. Alico Road Identification Sign "A1"

A main identification sign shall be permitted on Alico Road as indicated in Exhibits A and C and, provided that,

Refer to the exhibits for sign dimensions and location

The sign may be internally illuminated

The sign shall be set back a minimum of 15 feet from the rights-of-way of Alico Road.



3. Secondary Identification Sign "A2, A3, A4"

Three (3) Secondary identification signs shall be permitted along Ben Hill Griffin Parkway, as indicated in Exhibits 1 and D, provided that:

Refer to the exhibits for sign dimensions and locations

The sign may be internally illuminated

The sign shall be set back a minimum of 15 feet from the rights-of-way of Ben Hill Griffin Parkway.

4. Village Sign and Directory Sign "C1, C2, C3, C4, D1, D2"

Four (4) village identification and Two (2) directory signs shall be permitted internal to the development, as indicated in Exhibits E, F, G, H, I and M, provided that:

Refer to the exhibits for sign dimensions and location

The sign may be internally illuminated

5. Village Indicator Sign "C1, C2, C3, C4, D1, D2"

Thirty four (34) pedestrian walkway poles, Twenty six (26) parking lot poles and Five (5) parking pole signs shall be permitted internal to the development, as indicated in Exhibits J, K, L, provided that:

Refer to the exhibits for sign dimensions and location

6. Water Feature Sign "H1, H2"

Two (2) water feature signs shall be permitted internal to the development, as indicated in Exhibit M, provided that:

Refer to the exhibits for sign dimensions and location

The sign may be internally illuminated

7. Bass Pro Shop Sign "E2"

One (1) water feature signs shall be permitted internal to the development, as indicated in Exhibit N, provided that:

Refer to the exhibits for sign dimensions and location

The sign may be internally illuminated

Section 9: Leased or Fee Simple Out Parcel Single Occupancy Signs

a. Wall Signs: Wall Signs are permitted on any wall facing an arterial street or parking lot provided that the total sign area of the wall sign and any attached marquee or canopy sign does not exceed ten (10%) percent of the wall area.

b. Marquee Signs: Marquee signs are permitted only on marquees or canopies.

c. Sign Content: No sign shall contain any advertising message concerning any business, goods product, services or facilities which are not manufactured, produced, sold, provided or located on the premises upon which the sign is erected or maintained.

Section 10: Measurement of Sign Area

a. The sign area shall be measured from the outside edges of the sign or the sign frame; whichever is greater, excluding the area of the supporting structures provided that the supporting structures are not used for advertising purposes. In the case of wall signs without a border or frame, a polygon is to be drawn around the logo and letters, including all ascenders and descenders, or around each if there is visual separation between the two. (Note: The Gulf Coast Town Center logo is exempt.)

b. When a single structure is used to support two or more signs, or unconnected elements of a single sign, the surface area shall comprise the square footage within the perimeter of a polygon enclosing the outer edges of all the separate signs or sign elements.

c. Where signs are installed back-to-back, one face only is considered as the sign area. If unequal in size, the larger face will be counted.

EXHIBIT A

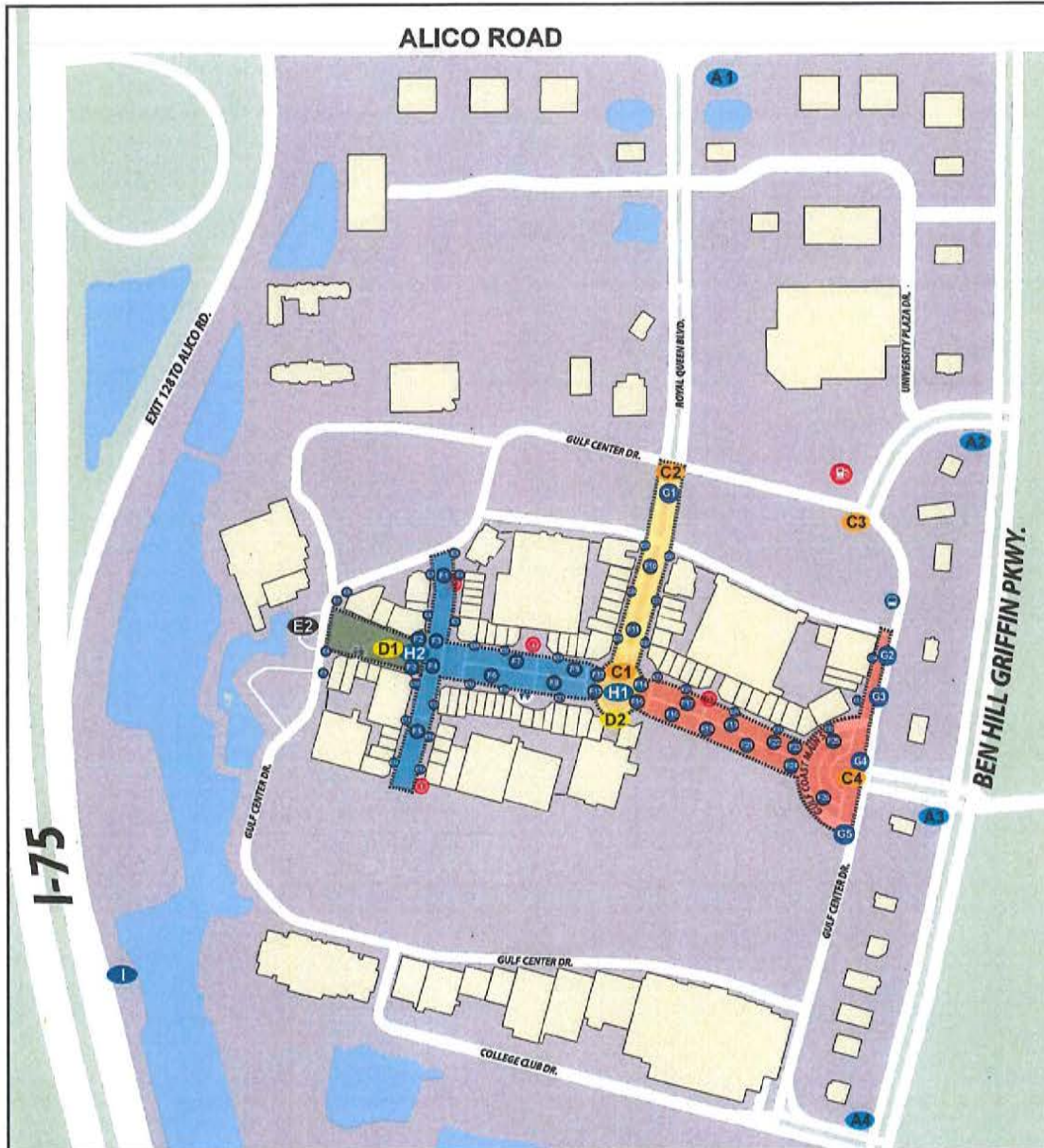
Gulf Coast Town Center
Amended Master Signage Plan



WHITE SIGN CO.
SIGNS & AWNINGS

Monument Signs
Channel Letters
Fan Faces
Road Signs
Wayfinding Signs
Awnings
Fabrication
Maintenance
Repairs

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com



EXTERNAL SIGNS
I...I-75 Monument Sign
A2 - A4...Monument Signs

EXISTING SIGNS
A...Monument Sign
C...Village Signs
D...Directories

E...Pedestrian Walkway Poles
F...Parking Lot Poles
S/P = Single Panel D/P = Double Panel
G...Parking Poles
H...Water Features
E2...Bass Pro Shop

EXHIBIT I

Gulf Coast Town Center
Directory

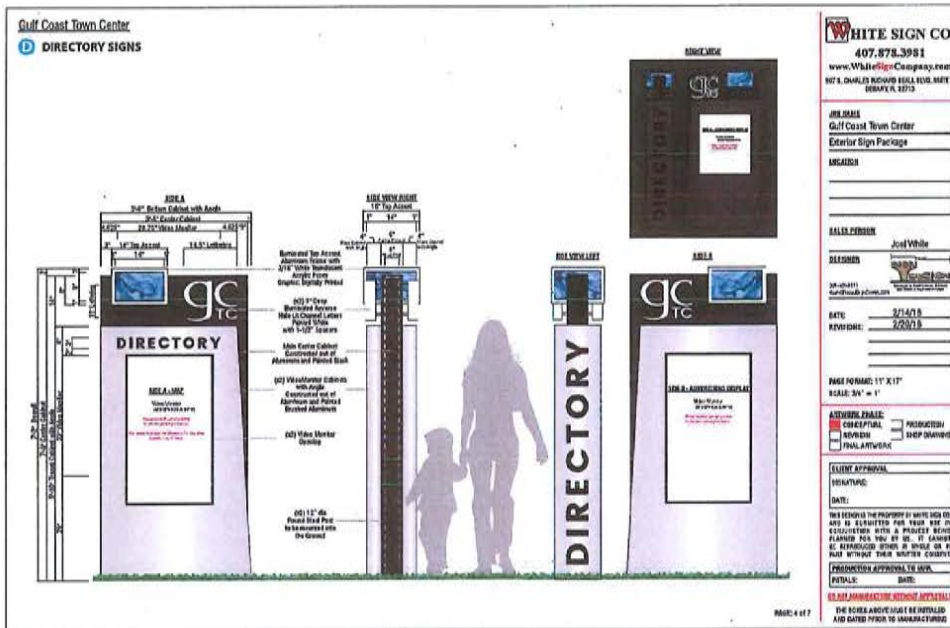


WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

Monument Signs
Channel Letters
Flat Form Faces
Illuminated Signs
Wayfinding Signs
Awnings
Fabrication
Maintenance
Repairs

D2
Replacement Sign



Sign SQ FT: 8'-11"
Monument Size: 3'-6"W x 7'-2"H

EXHIBIT J

Gulf Coast Town Center
Village Indicator Sign



WHITE SIGN CO.
SIGNS & AWNINGS

Monument Signs
Channel Letters
Bus Stop Signs
Braille Signs
Wayfinding Signs
Awnings
Fabrication
Maintenance
Repair

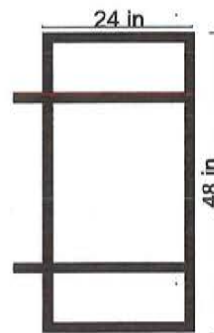
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

Pedestrian Walkway Poles
New Sign

gulf coast
TOWN CENTER



Pedestrian Walkway Poles



2" ALUMINUM FRAME WITH
.090 SKINS (COPY TBD)
MOUNTED ON APPROVED
ENGINEERING BRACKETS



NOTES

SINGLE SIDED
DOUBLE SIDED

ILLUMINATED
NON-ILLUMINATED

EXTERIOR
INTERIOR

START DATE: 12/15/18

LASTED: 180

REVISION HISTORY

REV: CUSTOMER: GULF COAST

REV: 10/18

DESIGNED BY: TERRY

WHITE SIGN CO.

www.whitesigncompany.com

E319113

12-18-2018

12-18-2018

12-18-2018

12-18-2018

12-18-2018

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12-18-2018

12-18-2018

12-18-2018



Sign SQ FT: 8'
QTY: 34

EXHIBIT M

Gulf Coast Town Center
Water Feature Signage

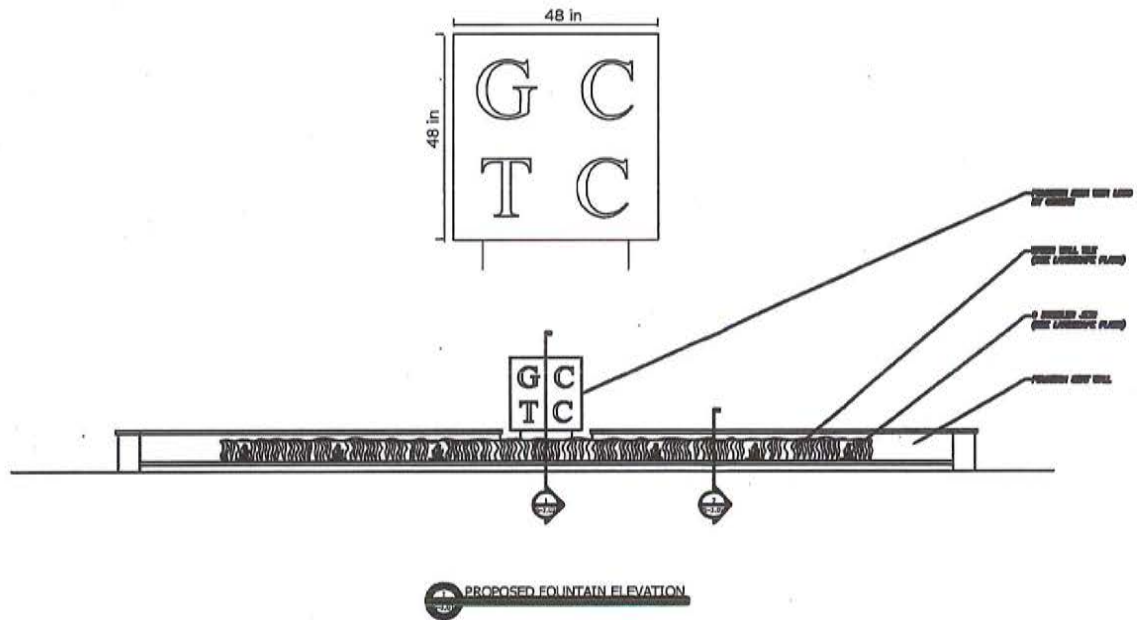


WHITE SIGN CO.
SIGNS & AWNINGS

Monument Signs
Channel Letters
Bus Stop Signs
Traffic Signs
Wayfinding Signs
Awnings
Fabrication
Maintenance
Repair

Eric Schreiner
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Eric@ Whitesigncompany.com
www.whitesigncompany.com

H1, H2
New Sign



Sign SQ FT: 16' D/S
QTY: 2

EXHIBIT N

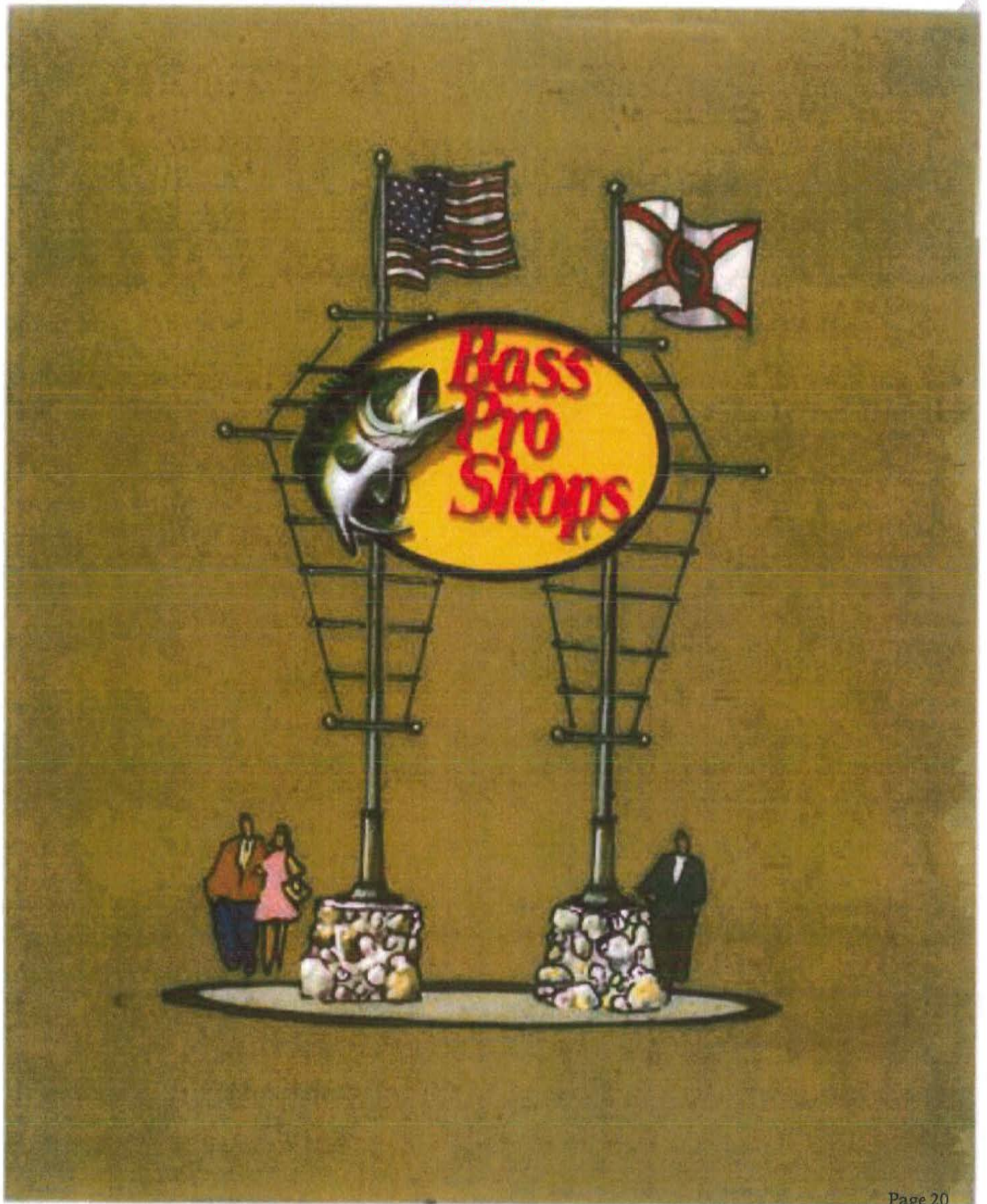
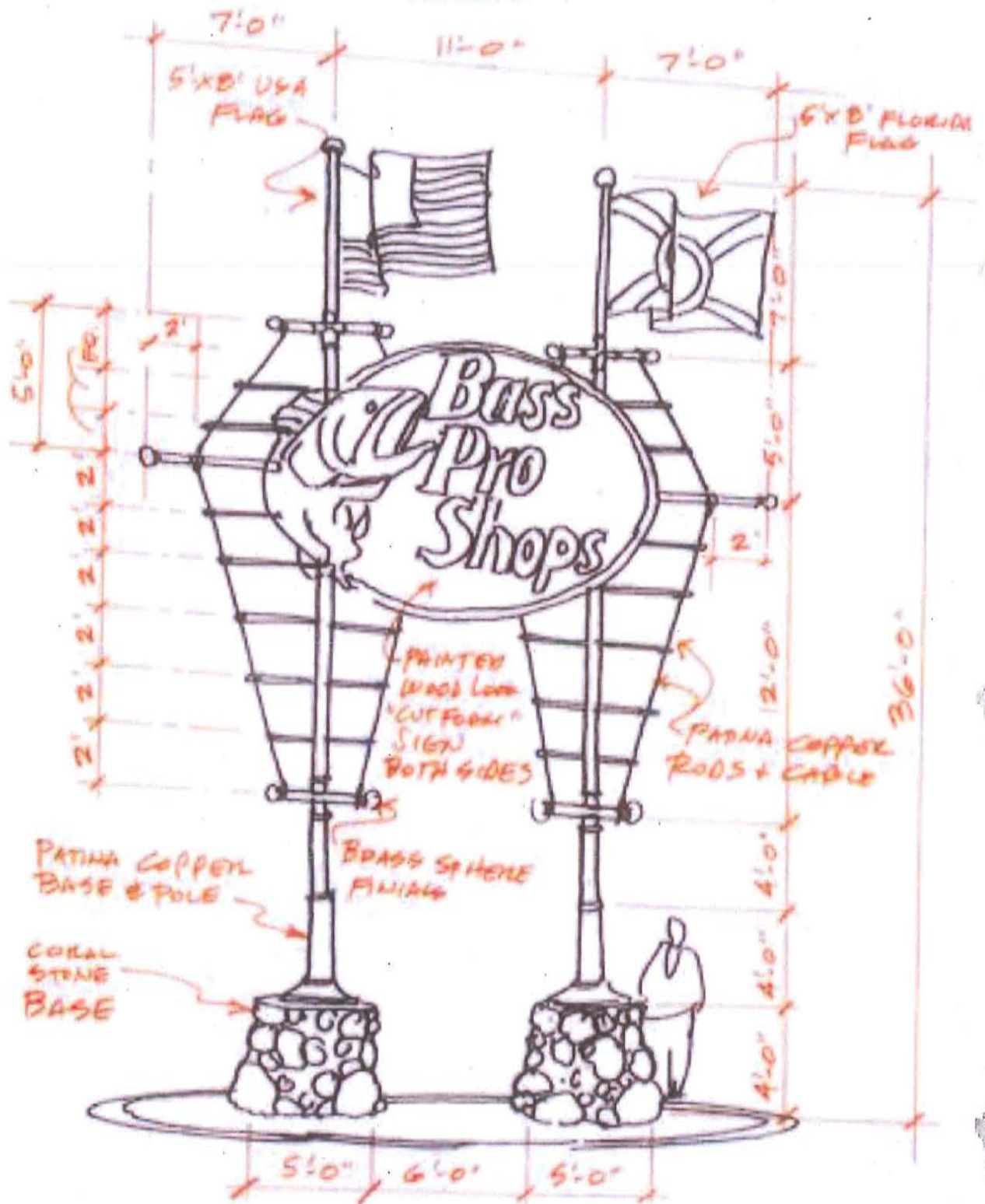


EXHIBIT N



FORT MYERS I CAN
AUG. 20, 2006

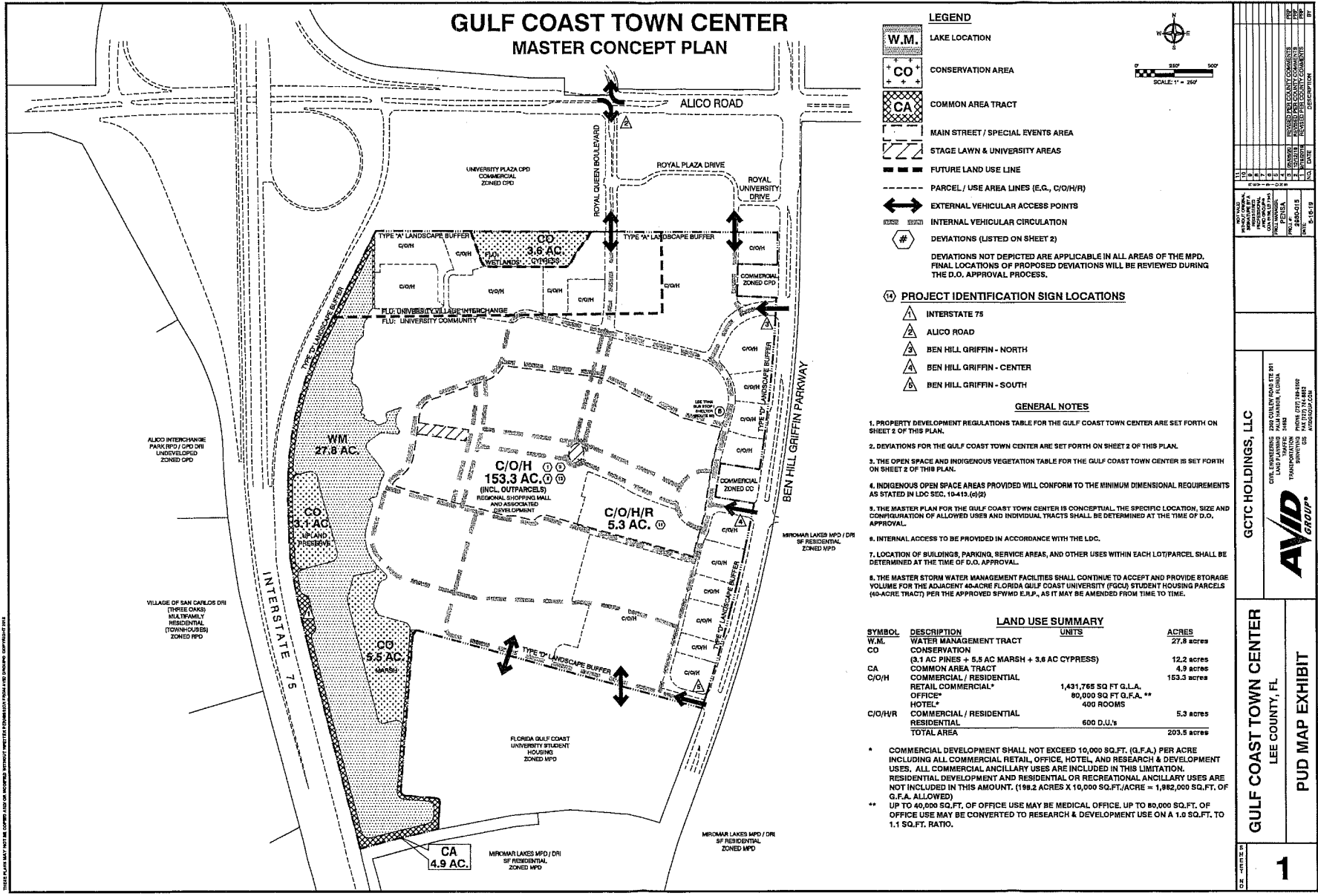
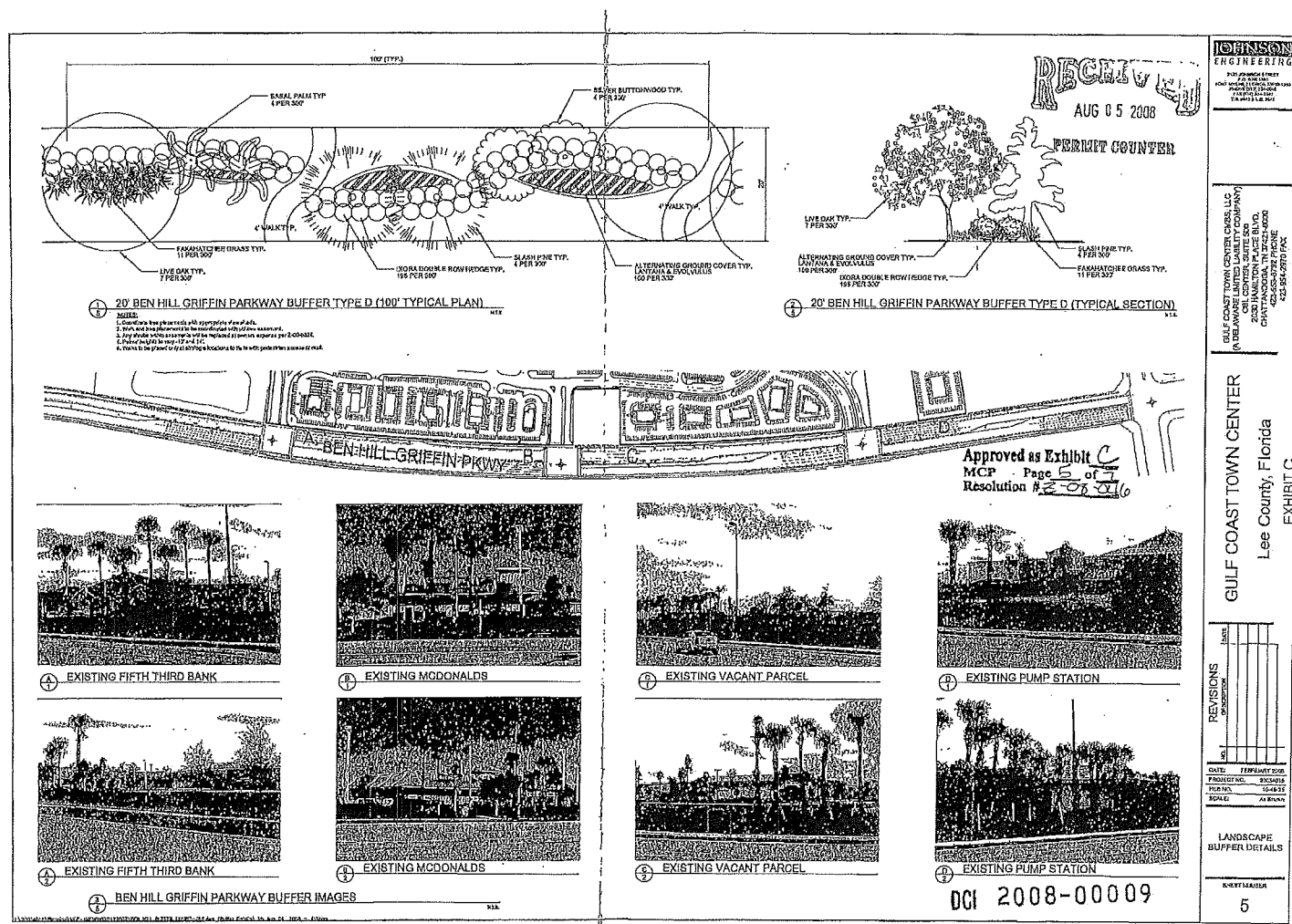


EXHIBIT C



JOHNSON ENGINEERING
301 PINE STREET
SUITE 200
FORT MYERS, FL 33901
TEL: 888-444-4444
FAX: 888-444-4444

GULF COAST TOWN CENTER, LLC
2000 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37402-6000
TEL: 615-554-0970
FAX: 615-554-0970

GULF COAST TOWN CENTER
Lee County, Florida
EXHIBIT C
PAGE 5 OF 7

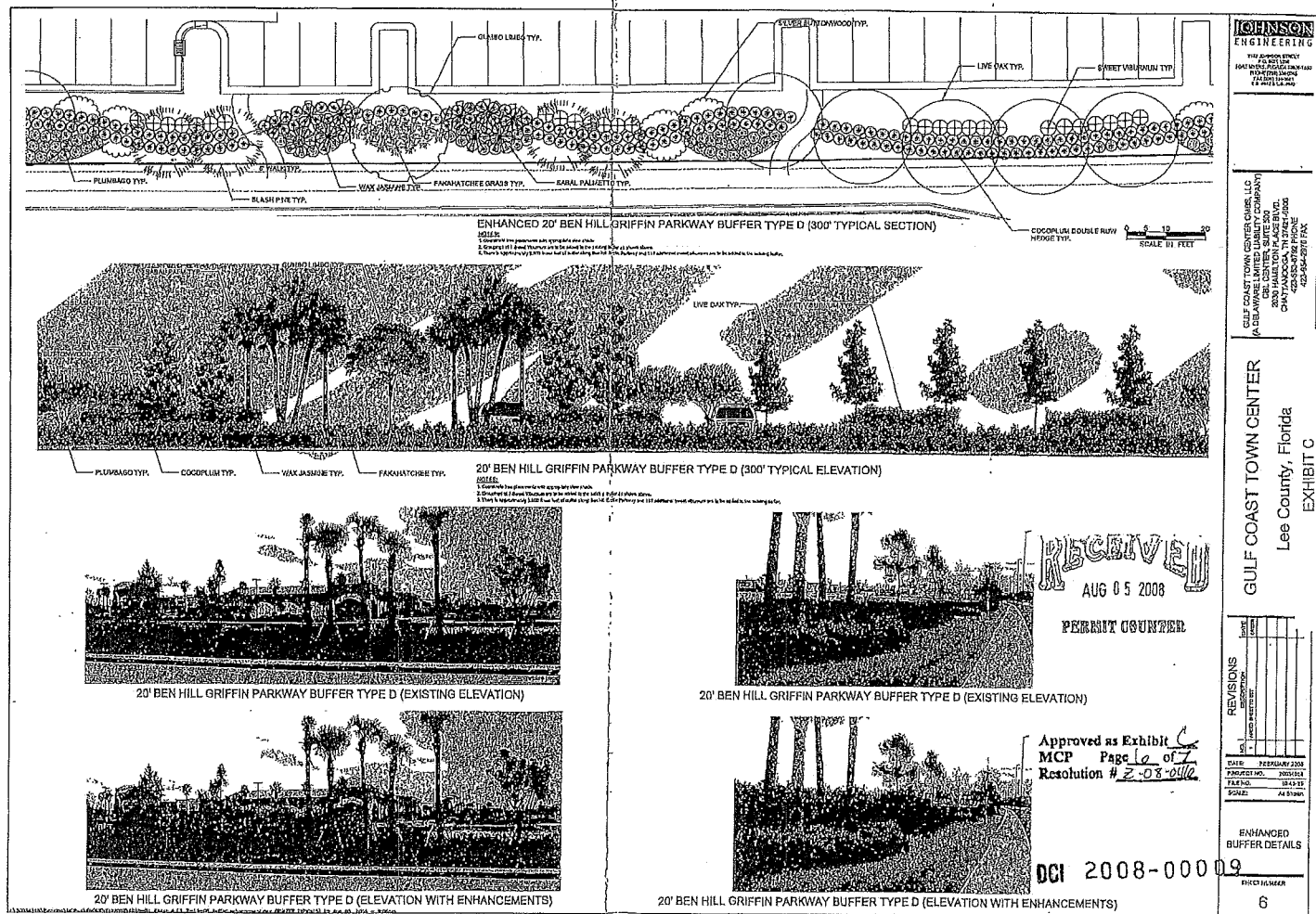
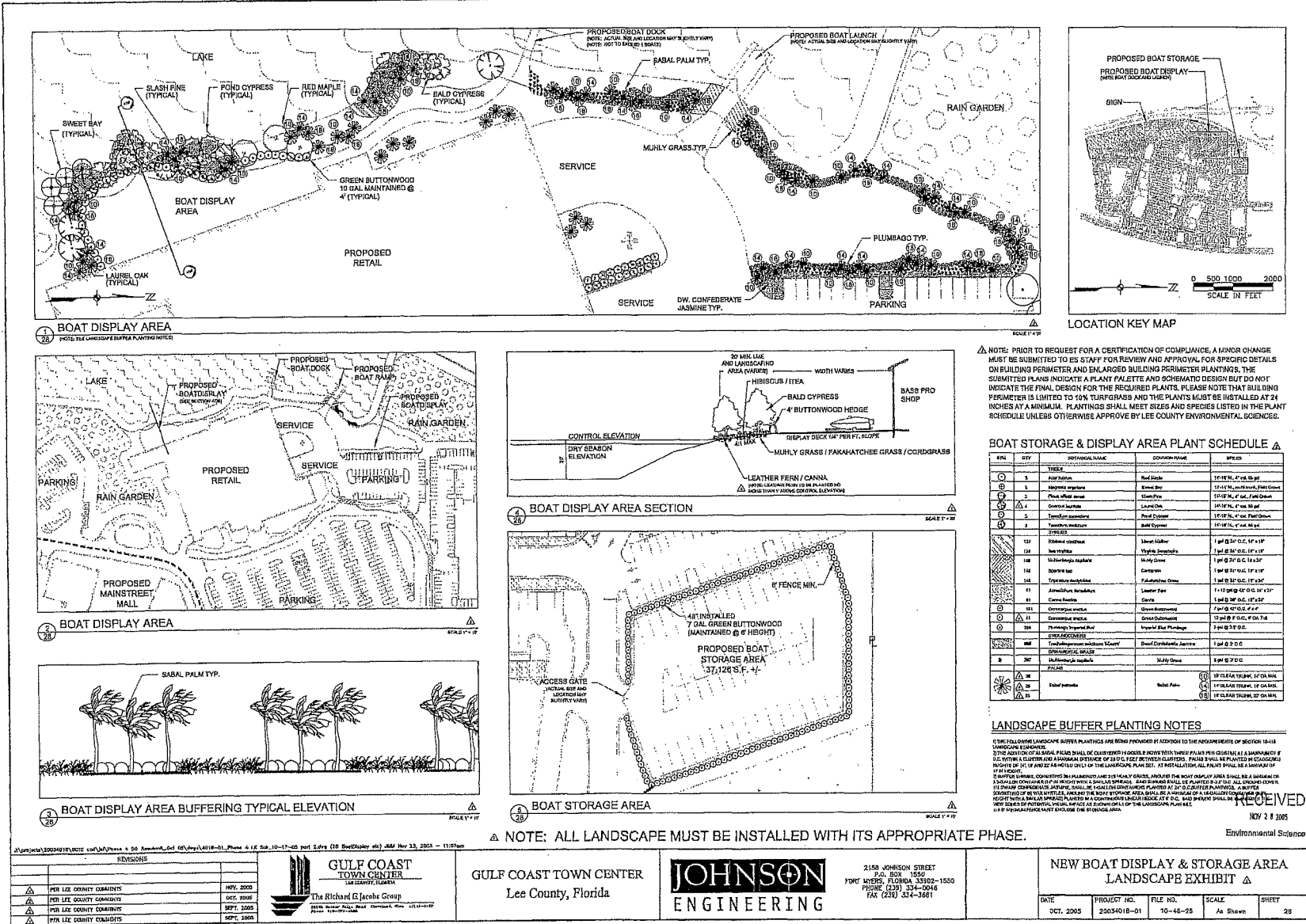
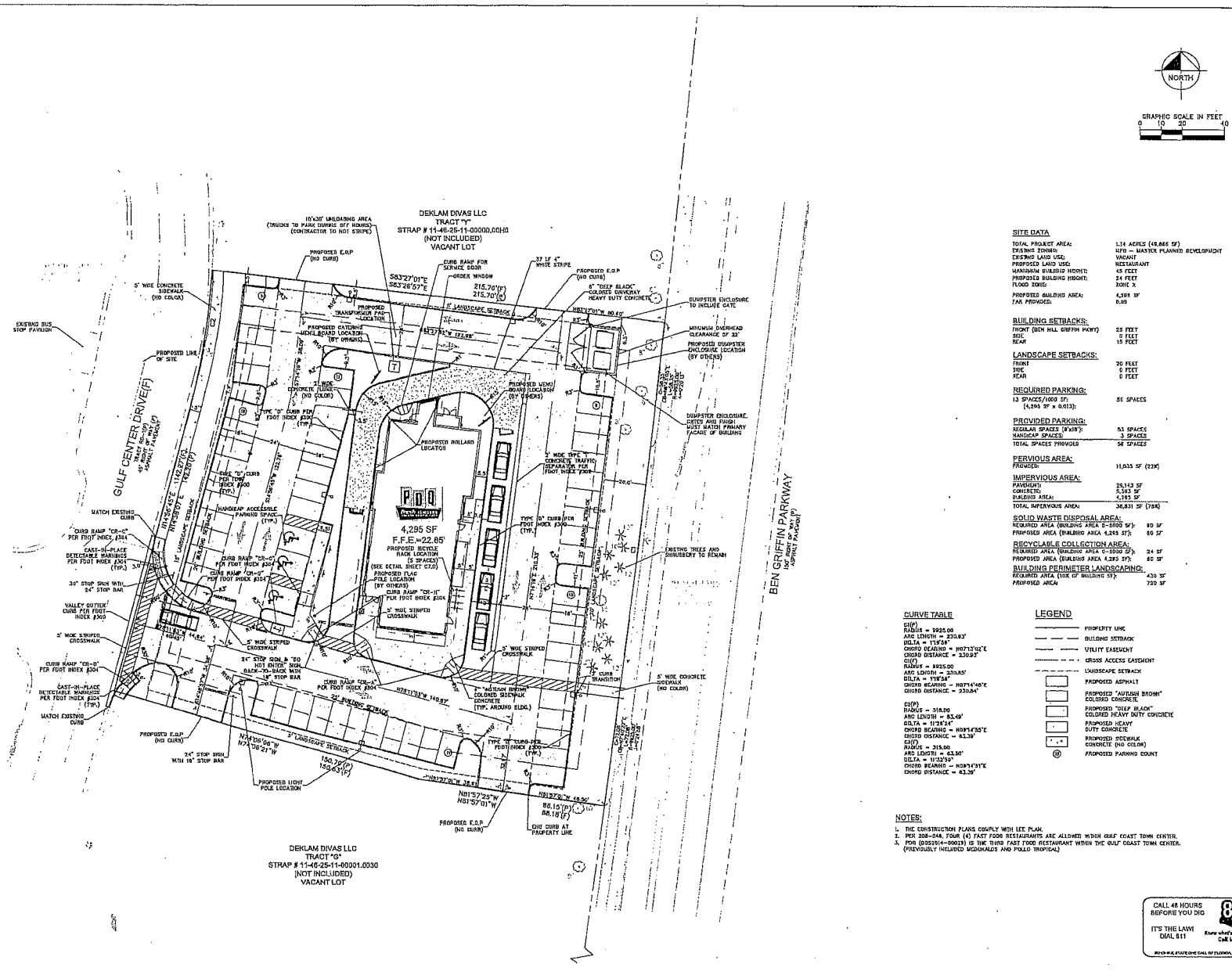


EXHIBIT 5



14-00114 Lee County ePlan

EXHIBIT 14



SITE DATA	
TOTAL PROJECT AREA:	1.14 ACRES (49,865 SF)
EXISTING ZONING:	UPE - MASTER PLANNED DEVELOPMENT
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESTAURANT
PROPOSED BUILDING HEIGHT:	45 FEET
PROPOSED BUILDING FOOTPRINT:	24 FEET
FLOOD ZONE:	ZONE X
PROPOSED BUILDING AREA:	4,191 SF
FAA PROPOSED:	0.00
BUILDING SETBACKS:	
FRONT (BEN GRIFFIN PARKWAY):	25 FEET
REAR:	5 FEET
SIDE:	15 FEET
LANDSCAPE SETBACKS:	
FRONT:	20 FEET
REAR:	0 FEET
SIDE:	0 FEET
REQUIRED PARKING:	
13 SPACES/1,000 SF:	55 SPACES
(4,191 SF x 0.013):	
PROVIDED PARKING:	
REGULAR SPACES (SPIN):	51 SPACES
LANDSCAPE SPACES:	3 SPACES
TOTAL SPACES PROVIDED:	54 SPACES
PERVIOUS AREA:	
PROPOSED:	11,023 SF (22%)
IMPERVIOUS AREA:	
PAVEMENT:	25,143 SF
CONCRETE:	5,347 SF
BUILDING AREA:	4,191 SF
TOTAL IMPERVIOUS AREA:	36,831 SF (73%)
SOLID WASTE DISPOSAL AREA:	
REQUIRED AREA (BUILDING AREA 1-1000 SF):	80 SF
PROPOSED AREA (BUILDING AREA 4,245 SF):	80 SF
RECYCLABLE COLLECTION AREA:	
REQUIRED AREA (BUILDING AREA 1-1000 SF):	24 SF
PROPOSED AREA (BUILDING AREA 4,245 SF):	80 SF
BUILDING PERIMETER LANDSCAPING:	
REQUIRED AREA (USE OF BUILDING SF):	430 SF
PROPOSED AREA:	730 SF

CURVE TABLE	
CH1	RADIUS = 200.00'
CH2	RADIUS = 200.00'
CH3	RADIUS = 200.00'
CH4	RADIUS = 200.00'
CH5	RADIUS = 200.00'
CH6	RADIUS = 200.00'
CH7	RADIUS = 200.00'
CH8	RADIUS = 200.00'
CH9	RADIUS = 200.00'
CH10	RADIUS = 200.00'
CH11	RADIUS = 200.00'
CH12	RADIUS = 200.00'
CH13	RADIUS = 200.00'
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CH15	RADIUS = 200.00'
CH16	RADIUS = 200.00'
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CH19	RADIUS = 200.00'
CH20	RADIUS = 200.00'
CH21	RADIUS = 200.00'
CH22	RADIUS = 200.00'
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CH97	RADIUS = 200.00'
CH98	RADIUS = 200.00'
CH99	RADIUS = 200.00'
CH100	RADIUS = 200.00'

LEGEND	
---	PROPERTY LINE
---	BUILDING SETBACK
---	UTILITY EASEMENT
---	CROSS ACCESS EASEMENT
---	LANDSCAPE SETBACK
---	PROPOSED ASPHALT
---	PROPOSED "TUFF BLACK" COLORED HEAVY DUTY CONCRETE
---	PROPOSED "TUFF BLACK" COLORED HEAVY DUTY CONCRETE
---	PROPOSED HEAVY DUTY CONCRETE
---	PROPOSED SIDEWALK CONCRETE (NO COLOR)
---	PROPOSED PARKING COUNTRY

- NOTES:**
- THE CONSTRUCTION PLANS COMPLY WITH LEE PLAN.
 - PER 208-204, FOUR (4) FAST FOOD RESTAURANTS ARE ALLOWED WITHIN GULF COAST TOWN CENTER.
 - FOR DISSEMINATION IS THE THIRD FAST FOOD RESTAURANT WITHIN THE GULF COAST TOWN CENTER. (PREVIOUSLY INCLUDED MEDICALS AND POLICE TROOPERS)

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SITE PLAN	
PDQ - GULF COAST TOWN CENTER	
FLORIDA	
LEE COUNTY	
SHEET NUMBER C4.0	
Kimley-Horn and Associates, Inc.	
6204 KALEY-HORN AND ASSOCIATES, INC. 3405 MAGNOLIA BELLEVILLE DRIVE, ORLANDO, FL 32835 TOWNLEY-KIMLEY-HORN, INC. CA 95060	
RECORDS	DATE
FILE	DATE

Exhibit C

NARRATIVE OF REQUEST

GULF COAST TOWN CENTER

ADD2021-0008 – Planned Development Amendment

Project Overview

The Gulf Coast Town Center (GCTC) is a mixed-use development located in the southeast quadrant of the Interstate 75 and Allico Road interchange, in unincorporated Lee County. The Future Land Use (FLU) is University Community, University Village Interchange, and Wetlands and the zoning is Mixed Use Planned Development (Z-00-024). The property is currently developed with regional shopping center, retail, office, and hotel uses. There are vacant residential and commercial parcels and building pads remaining within the development.

The Applicant, GCTC Holdings LLC, is the majority property owner within the development. The Applicant owns 14 of the 30 parcels/tracts, totaling 154.5 acres, or 76%, of the 203.5-acre development. The overall legal description for the 203.5-acre MPD boundary is attached hereto, along with a property ownership list and map.

Proposed Administrative Amendments

The Applicant is requesting administrative amendments for changes to the MCP, conditions, and deviations that were approved pursuant to Zoning Resolution Z-20-020. These changes include: (1) change the MCP to increase the residential acreage; (2) change Condition 26 to reduce the total open space provided; (3) change to add new Condition 49 and new Deviation 21 to reduce the non-residential parking required within Parcel P and Lot 5; and (4) change Condition 44 and Deviation 16 and add 2 new Deviations 22 and 23 regarding site lighting standards within Lot 5. The applicant's findings in support of these requests follow.

1. Change in Residential Acreage

SUMMARY OF CHANGE REQUESTED:

Revise the MCP to increase acreage of the commercial/residential tract (C/O/H/R) from 5.3 acres to 7.0 acres, with a corresponding decrease in the commercial tract (C/O/H) from 153.3 acres to 151.6 acres.

PROPOSED CHANGE TO CONDITION(S) (in underline/strike-thru format):

N/A – See revised MCP.

PROPOSED CHANGE TO DEVIATION(S) (in underline/strike-thru format):

N/A – See revised MCP.

Administrative amendment to the planned development is requested to change the residential acreage, pursuant to LDC Sec. 34-174(i). The applicant's land planning and civil engineering consultant offers the following in support of finding that the review criteria have been satisfied:

- a. Does not increase height, density or intensity of the development, except as permitted in chapter 2.

APPLICANT'S FINDING: The change in acreage allocation between C/O/H/R and C/O/H does not increase the height, density or intensity of the development. The currently approved MPD Development Parameters are enumerated in Resolution Z-2020-020, specifically under Condition 1 (density and intensity) and Exhibit D (Site Development Regulations, including height). These standards will not change.

- b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;

APPLICANT'S FINDING: The change in acreage allocation between C/O/H/R and C/O/H does not result in underutilization of public resources and public infrastructure. The change maintains the same mixture of uses and density/intensity allowed within the development. The area affected is currently developed with graded, grass building pads and vehicular parking and circulation support future vertical construction within this area and other uses in the vicinity. The requested change will accommodate the applicant's desire to develop the multi-family residential phase of development as envisioned within this mixed use planned development.

- c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent;

APPLICANT'S FINDING: Together, this change and the below-requested change in total open space do not result in more than a 10% reduction in total open space within the development. As detailed under the findings for next change request, there will be a 1.3% reduction in proposed total open space (from 63.5 to 62.7 acres proposed), while the amount to be provided will be nearly double the requirement (31.6 acres).

- d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code;

APPLICANT'S FINDING: This change does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by Code, as previously modified through the approved Conditions and Deviations in Resolution Z-2020-020. The findings for this criterion are discussed in more detail under the next requested change.

Condition 26 and corresponding Deviation 11 had previously reduced the open space requirement from 40% to 30% in the residential area and from 30% to 15% in the commercial area.

There is no indigenous native vegetation preservation located within the area affected; the area is currently developed with graded, grass building pads and vehicular parking and circulation to support the existing and future vertical construction within this area and other uses in the vicinity.

- e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided;

APPLICANT'S FINDING: No changes to the buffer or landscaping area requirements are proposed.

- f. Does not adversely impact surrounding land uses; and

APPLICANT'S FINDING: This change does not adversely impact surrounding land uses. The affected area is located internal to the mixed-use development. The change in acreage allocation between C/O/H/R and C/O/H does not materially alter the location of the approved residential use, or its distance from the MPD boundary.

Residential development within the C/O/H/R tract shall still be required to comply with the 45-foot multi-family residential building height restriction, if within 500 feet of existing or proposed residential uses outside the MPD, as per Deviation 20. Please note that the C/O/H/R tract is located over 500 feet from the closest residential lot in Miromar Lakes.

- g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

APPLICANT'S FINDING: The County has previously reviewed and approved the development, deeming the DRI and MPD zoning consistent with the Lee Plan and the land development regulations. This change to the development program is consistent with and furthers this intent.

The development program furthers the County's stated goals, objectives and policies to allow and encourage mixed use development (FLU Goal 11). The master infrastructure (roads, utilities, storm water ponds, open space) are already in place to support the existing and proposed intensities and mixture of uses. The development program allows and encourages a vibrant mixed-use development at this location with a diverse mix of housing types, promotes economic diversification and employment, and utilization of alternative modes of transportation, facilitates mass transit opportunities (FLU Goal 15 and its policies).

The multi-family use's central location within the development improves integration and interaction amongst compatible uses, promotes walkability, bicycling and utilization of the existing Lee Tran transit facilities located within the development and which have direct connectivity to the surrounding area, including the FGCU campus.

The multi-family use is consistent with University Community Master Plan. The majority of the development is located in University Village Area 2, which is intended to serve as an extension of Area 1 (the University Village Interchange land use category located on the northernmost portion of the development). Area 2 is identified in the master plan as a transition area that could include a residential component; specifically, the plan says that "Relatively high density residential uses and high intensity non-residential uses can be expected. Potential uses: Retail, service, light industrial, office and residential."

2. Change in Total Open Space

SUMMARY OF CHANGE REQUESTED:

Revise Condition 26 and the MCP to reduce the amount of total open space proposed by 1.3% (from 63.5 to 62.7 acres) by making changes that reduce the portion of the open space provided inside of the 7.0-acre commercial/residential tract (C/O/H/R) from 30% to 15%, while still providing 62.7 acres of total open space within the overall development when 31.6 acres is required (nearly double the requirement).

PROPOSED CHANGE TO CONDITION(S) (in underline/strike-thru format):

26. Open Space

Deviation 11 allows 30% open space for residential site area and 15% open space for commercial site area shown on the MCP, provided a total of ~~63.5~~ 62.7 acres of open space complies with the following:

- a. 27.8 acres of the required open space can be provided by the water management lakes; and
- b. 3.1 acres pine Flatwoods (the upland preserve – CO area depicted on the MCP); and
- c. 3.6 acres cypress wetlands along the north property line; and
- d. 5.5 acres marsh; and
- e. Individual commercial tracts must provide a minimum of 15% open space within each tract, not including water bodies or conservation areas; and
- f. Individual residential tracts must provide a minimum of ~~30%~~ 15% open space within each tract, not including water bodies or conservation areas; and

- g. Prior to local development order approval, development order plans must include open space calculations and delineation to demonstrate compliance with required on-site open space and conditions.

PROPOSED CHANGE TO DEVIATION(S) (in underline/strike-thru format):

N/A – See revised MCP.

Administrative amendment to the planned development is requested to change the total open space provided, pursuant to LDC Sec. 34-174(i). The applicant's land planning and civil engineering consultant offers the following in support of finding that the review criteria have been satisfied:

- a. Does not increase height, density or intensity of the development, except as permitted in chapter 2.

APPLICANT'S FINDING: The change in total open space does not increase the height, density or intensity of the development. The currently approved MPD Development Parameters are enumerated in Resolution Z-2020-020, specifically under Condition 1 (density and intensity) and Exhibit D (Site Development Regulations, including height). These standards will not change.

- b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;

APPLICANT'S FINDING: The change in total open space does not result in underutilization of public resources and public infrastructure. The change maintains the same mixture of uses and density/intensity allowed within the development. The requested change will accommodate the applicant's desire to develop the multi-family residential phase of development as envisioned within this mixed use planned development.

- c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent;

APPLICANT'S FINDING: Z-20-020 reduced the development's overall acreage with removal of 40.5 acres owned by FGCU Board of Trustees, which reduced total open space from 77.2 acres to 63.5 acres proportionate to the reduced development size and distribution of uses from Z-00-024 to Z-20-020.

Together, the above-requested change in acreage allocation between C/O/H/R and C/O/H tracts (C/O/H/R is increasing from 5.3 acres to 7.0 acres to accommodate a proposed multi-family residential project) and this change in total open space do not result in more than a 10% reduction in total open space within the development.

As detailed in the Open Space and Indigenous Vegetation Table on the MCP, a total of 31.6 acres of open space is required, while a total of 62.7 acres is proposed. The currently approved MCP (for Z-20-020) had proposed providing 63.5 acres of total open space and Condition 26 was amended by Resolution Z-20-020 to reflect what was proposed. This administrative amendment is a 1.3% reduction in proposed total open space, while the amount to be provided is nearly double the requirement.

Condition 26 and corresponding Deviation 11 had previously reduced the open space requirement from 40% to 30% in the residential area and from 30% to 15% in the commercial area. However, Condition 26 also specifies the project will provide a total of 63.5 acres of open space as the applicant had proposed on Open Space and Indigenous Vegetation Table, so the condition needs to be modified to change this to 62.7 acres consistent with the change in residential acreage and to change subparagraph f. to reduce the minimum open space from 30% to 15% within each residential tract.

- d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code;

APPLICANT'S FINDING: This change does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by Code, as previously modified through the approved Conditions and Deviations in Resolution Z-2020-020.

Condition 26 and corresponding Deviation 11 had previously reduced the open space requirement from 40% to 30% in the residential area and from 30% to 15% in the commercial area.

There is no indigenous native vegetation preservation located within the area affected; the area is currently developed with graded, grass building pads and vehicular parking and circulation to support the existing and future vertical construction within this area and other uses in the vicinity.

As discussed in the previous finding, this change is a 1.3% reduction in proposed total open space (from 63.5 to 62.7 acres), while the amount to be provided is nearly double the amount of required total open space (31.6 acres).

- e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided;

APPLICANT'S FINDING: No changes to the buffer or landscaping area requirements are proposed.

- f. Does not adversely impact surrounding land uses; and

APPLICANT'S FINDING: This change does not adversely impact surrounding land uses. The affected area is located internal to the mixed-use development.

- g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

APPLICANT'S FINDING: The County has previously reviewed and approved the development, deeming the DRI and MPD zoning consistent with the Lee Plan and the land development regulations. This change to the development program is consistent with and furthers this intent as was discussed in more detail under the first change requested.

3. Change in Parking for Non-Residential Uses

SUMMARY OF CHANGE REQUESTED:

Add new Condition 49 and add new Deviation 21 to administratively approve a 5% reduction in the parking requirement for non-residential uses within the multiple-occupancy complex pursuant to LDC Sec. 34-2020(c).

PROPOSED CHANGE TO CONDITION(S) (in underline/strike-thru format):

49. Commercial Parking

Deviation 21 allows a 5% reduction in the multiple-occupancy complex parking requirements to reduce the parking requirement from 4.5 spaces to 4.275 spaces per 1,000 SF of total floor area for non-residential uses located within Parcel P and Lot 5.

Development within these parcels must be consistent with the Parcel P & Lot 5 Bicycle & Pedestrian Facilities & Amenities and Parking Exhibit (Exhibit O).

PROPOSED CHANGE TO DEVIATION(S) (in underline/strike-thru format):

21. Commercial Parking

Deviation 21 seeks administrative approval in accordance with LDC Sec. 34-2020(c)(3) for a 5% reduction in the multiple-occupancy complex parking requirements to reduce the parking requirement from 4.5 spaces to 4.275 spaces per 1,000 SF of total floor area for non-residential uses located within Parcel P and Lot 5.

Development within these parcels must be consistent with the Parcel P & Lot 5 Bicycle & Pedestrian Facilities & Amenities and Parking Exhibit (Exhibit O).

Administrative amendment to the planned development is requested to change the total open space provided, pursuant to LDC Sec. 34-174(i). The applicant's land planning and civil engineering consultant offers the following in support of finding that the review criteria have been satisfied:

- a. Does not increase height, density or intensity of the development, except as permitted in chapter 2.

APPLICANT'S FINDING: This change to reduce the number of non-residential parking spaces required by 5% does not increase the height, density or intensity of the development. The currently approved MPD Development Parameters are enumerated in Resolution Z-2020-020, specifically under Condition 1 (density and intensity) and Exhibit D (Site Development Regulations, including height). These standards will not change.

- b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;

APPLICANT'S FINDING: This change does not result in underutilization of public resources and public infrastructure. The change maintains the same mixture of uses and density/intensity allowed within the development. The requested change will accommodate the applicant's desire to develop the multi-family residential phase of development as envisioned within this mixed use planned development.

- c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent;

APPLICANT'S FINDING: This change does not result in a reduction in total open space provided within the development.

- d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code;

APPLICANT'S FINDING: This change does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by Code, as previously modified through the approved Conditions and Deviations in Resolution Z-2020-020.

- e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided;

APPLICANT'S FINDING: No changes to the buffer or landscaping area requirements are proposed.

- f. Does not adversely impact surrounding land uses; and

APPLICANT'S FINDING: This change does not adversely impact surrounding land uses. The affected area is located internal to the mixed-use development.

This change will not have an adverse impact on surrounding properties, or on the public health, safety and welfare. There will be adequate parking to support the existing and proposed uses within Parcel P and Lot 5. The other parcels within the development are self-parked and will not be adversely impacted by this change.

- g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

APPLICANT'S FINDING: The County has previously reviewed and approved the development, deeming the DRI and MPD zoning consistent with the Lee Plan and the land development regulations. This change to the development program is consistent with and furthers this intent.

The development is located on the existing bicycle and pedestrian facilities routes as identified on the Bikeways/Walkways Facility Plan – Planned Facilities and Existing Facilities, Map 3D of the Lee Plan. This map is attached for reference. There are existing on-road bikeway, shared use path, and sidewalk on both sides of Ben Hill Griffin Parkway, as well as along Alico Road.

There are sidewalks, bicycle racks, and pedestrian facilities such as benches and public gathering spaces located throughout the development. See photos attached for a representative sample of these facilities.

Per Lee County LDC Tables 34-2020(a) and 34-2020(b), a total of 5,182 parking spaces are required. With approval of the requested 5% reduction in non-residential parking, a total of 4,955 parking spaces are required. The proposed plan of development will provide a total of 5,012 vehicle parking spaces and 87 bicycle parking spaces within the proposed Parcel P and Lot 5 parcel boundaries. These parking calculations are shown on the attached Parcel P & Lot 5 Bicycle & Pedestrian Facilities & Amenities and Parking Exhibit (Exhibit O).

In addition, the development is served by LeeTran Route 60 and supplemented by a shuttle van service operated by Florida Gulf Coast University (FGCU) with financial support from GCTC Holdings, LLC. There is an existing LeeTran bus shelter located within Parcel P and there is an existing LeeTran bus stop located just south of the development's main entrance on the west side of Ben Hill Griffin Parkway. This bus stop will be upgraded as part of the proposed multifamily residential phase of development to construct a bus shelter pad and bike rack. The bus stop locations are depicted on Exhibit O.

The development satisfies the conditions for bicycle and pedestrian facilities and amenities identified in LDC Section 34-2020(c)(3) to allow administrative approval of a 5% reduction in the multiple-occupancy complex parking requirements for non-residential uses.

4. Change in Sight Lighting Standards

SUMMARY OF CHANGE REQUESTED:

Revise Condition 44 and Deviation 16 to specify maximum light pole heights within the multifamily residential tract (Lot 5), and add new Deviations 22 and 23 to add two more deviations from the outdoor lighting standards for development of the multifamily residential tract (Lot 5).

PROPOSED CHANGE TO CONDITION(S) (in underline/strike-thru format):

44. Light Poles for Parking Lots

Deviation 16 allows light poles in parking lots to be a maximum height of 30-feet subject to compliance with the remaining provisions of LDC Sec. 34-625. Light poles within Lot 5's parking lot may have a maximum height of 18 and 24 feet, consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit P).

Deviation 22 allows the illumination level to exceed 0.5 footcandle at Lot 5's northern and southern property lines. Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit P).

Deviation 23 allows the average illumination level in Lot 5's east-south surface parking area to be 4.2 footcandles. Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit P).

PROPOSED CHANGE TO DEVIATION(S) (in underline/strike-thru format):

16. Outdoor Lighting Standards

Deviation 16 seeks relief from LDC Sec. 34-625(4)(a) which establishes a maximum height of 25-feet for light poles for parking lots to allow a maximum height of 30-feet. This deviation is APPROVED SUBJECT TO Condition 44.

The 15 feet and 18 feet mounting heights within the multifamily residential tract (Lot 5) shall match the existing decorative light fixture mounting heights in the Town Center. Fixtures mounted 18 feet shall be located on the outboard side of the Lot 5's surface parking area and long the roadways. One fixture at the

southwest corner of the site shall have a mounting height of 24 feet to better illuminate the drive lane intersection. This location is shielded by the parking garage and is only exposed to view from commercial properties.

Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit P).

22. Light Poles for Parking Lots

Deviation 22 seeks relief from LDC 34-625 Table 1, Note (2) requirement of illumination level not to exceed 0.5 footcandle at the property line due to this development's property line location being in the drive lanes of the Town Center. For pedestrian safety, the minimum of 0.8 footcandles shall be provided throughout vehicular traffic areas in accordance with Table 1 Use/Task requirements for Medium vehicular/pedestrian activity, with the average light level at the property line not to exceed 3.5 footcandles. Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit P).

23. Light Poles for Parking Lots

Deviation 23 seeks relief from LDC 34-625 Table 1, Note (1) requirement of average to minimum light level ratio of 4:1 that results in average light level to not exceed 3.2 footcandles to allow an average of 4.2 footcandles in Lot 5's surface parking area. This requested average is a result of providing a slightly higher minimum footcandle level in Lot 5's parking area.

Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit P).

Administrative amendment to the planned development is requested to change the total open space provided, pursuant to LDC Sec. 34-174(i). The applicant's land planning and civil engineering consultant offers the following in support of finding that the review criteria have been satisfied:

- a. Does not increase height, density or intensity of the development, except as permitted in chapter 2.

APPLICANT'S FINDING: This change to outdoor lighting standards does not increase the height, density or intensity of the development. The currently approved MPD Development Parameters are enumerated in Resolution Z-2020-020, specifically under Condition 1 (density and intensity) and Exhibit D (Site Development Regulations, including height). These standards will not change.

- b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;

APPLICANT'S FINDING: This change does not result in underutilization of public resources and public infrastructure. The change maintains the same mixture of uses and density/intensity allowed within the development. The requested change will accommodate the applicant's desire to develop the multi-family residential phase of development as envisioned within this mixed use planned development.

- c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent;

APPLICANT'S FINDING: This change does not result in a reduction in total open space provided within the development.

- d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code;

APPLICANT'S FINDING: This change does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by Code, as previously modified through the approved Conditions and Deviations in Resolution Z-2020-020.

- e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided;

APPLICANT'S FINDING: No changes to the buffer or landscaping area requirements are proposed.

- f. Does not adversely impact surrounding land uses; and

APPLICANT'S FINDING: This change does not adversely impact surrounding land uses. The affected area is located internal to the mixed-use development.

- g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

APPLICANT'S FINDING: The County has previously reviewed and approved the development, deeming the DRI and MPD zoning consistent with the Lee Plan and the land development regulations. This change to the development program is consistent with and furthers this intent.

In accordance with LDC Sec. 34-625, site lighting for this development shall be designed to meet Table 1 Illumination Level Requirement for the category of "Parking, multi-family - Medium vehicular/pedestrian activity." Accordingly, design shall provide for a minimum illumination of 0.8 footcandle with an average to minimum light level ratio of 4:1. Table 1 Note (1) also requires that illumination not

exceed 0.5 footcandle measured at the property line. In addition, LDC Sec. 34-625(4)(a) limits the height of light poles within 50 feet of a residentially zoned property to 15 feet. Design shall provide for a mounting height of 15 feet for pedestrian walkways, 18 feet for parking and drives, and 24 feet for drive lane intersections. It should be noted that previously approved Deviation allows for up to 30 feet mounting height for light poles for parking lots in the Town Center.

If you have any questions or need further information, please contact me at 727-234-8015, or at peter.pensa@avidgroup.com.

For lighting-specific questions, please contact Thomas Nielsen, P.E., LEED AP at McVeigh & Mangum Engineering, Inc. at 904-483-5200, or at tnielsen@mcveighmangum.com.

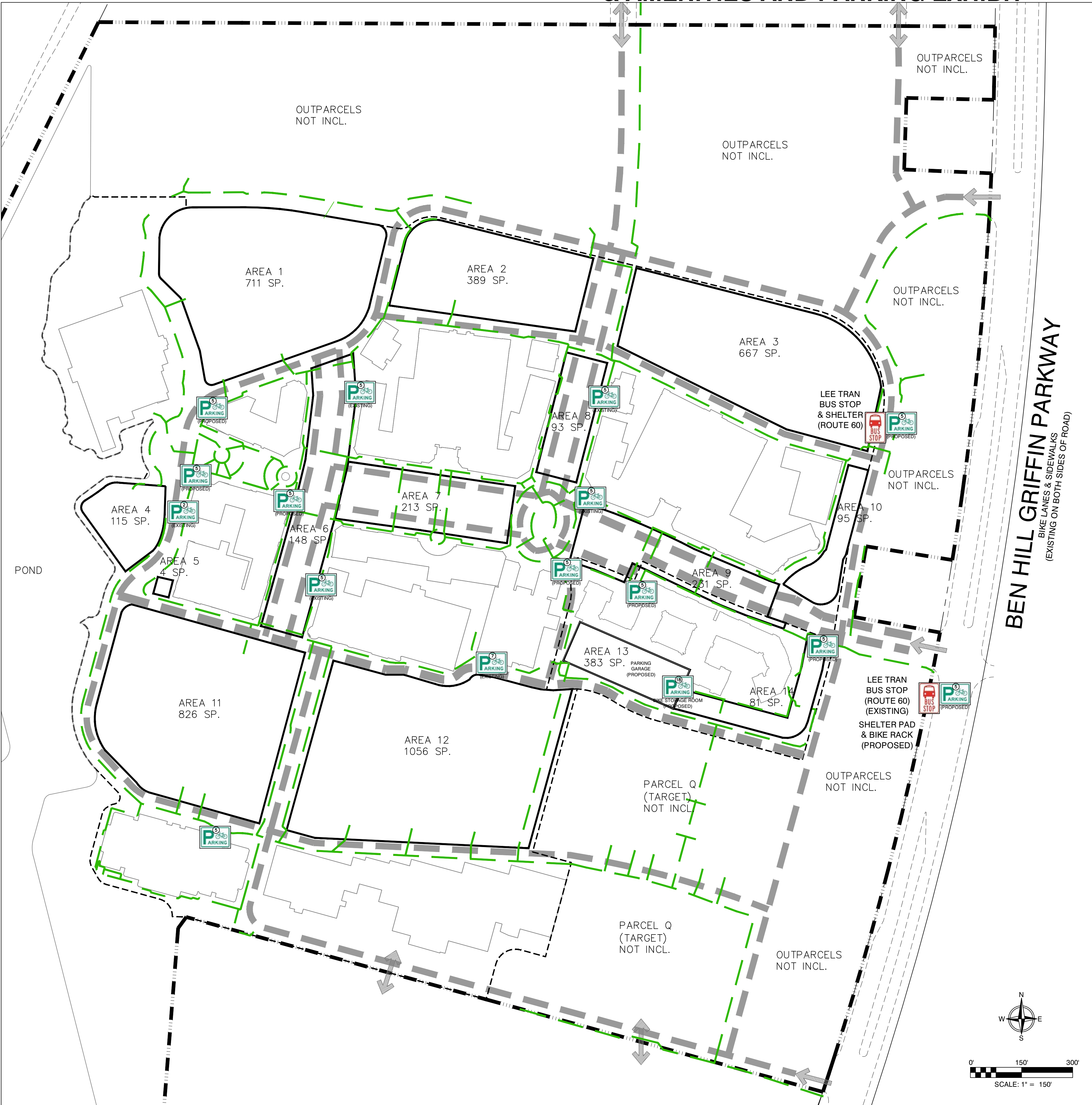
Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter Pensa', with a stylized flourish at the end.

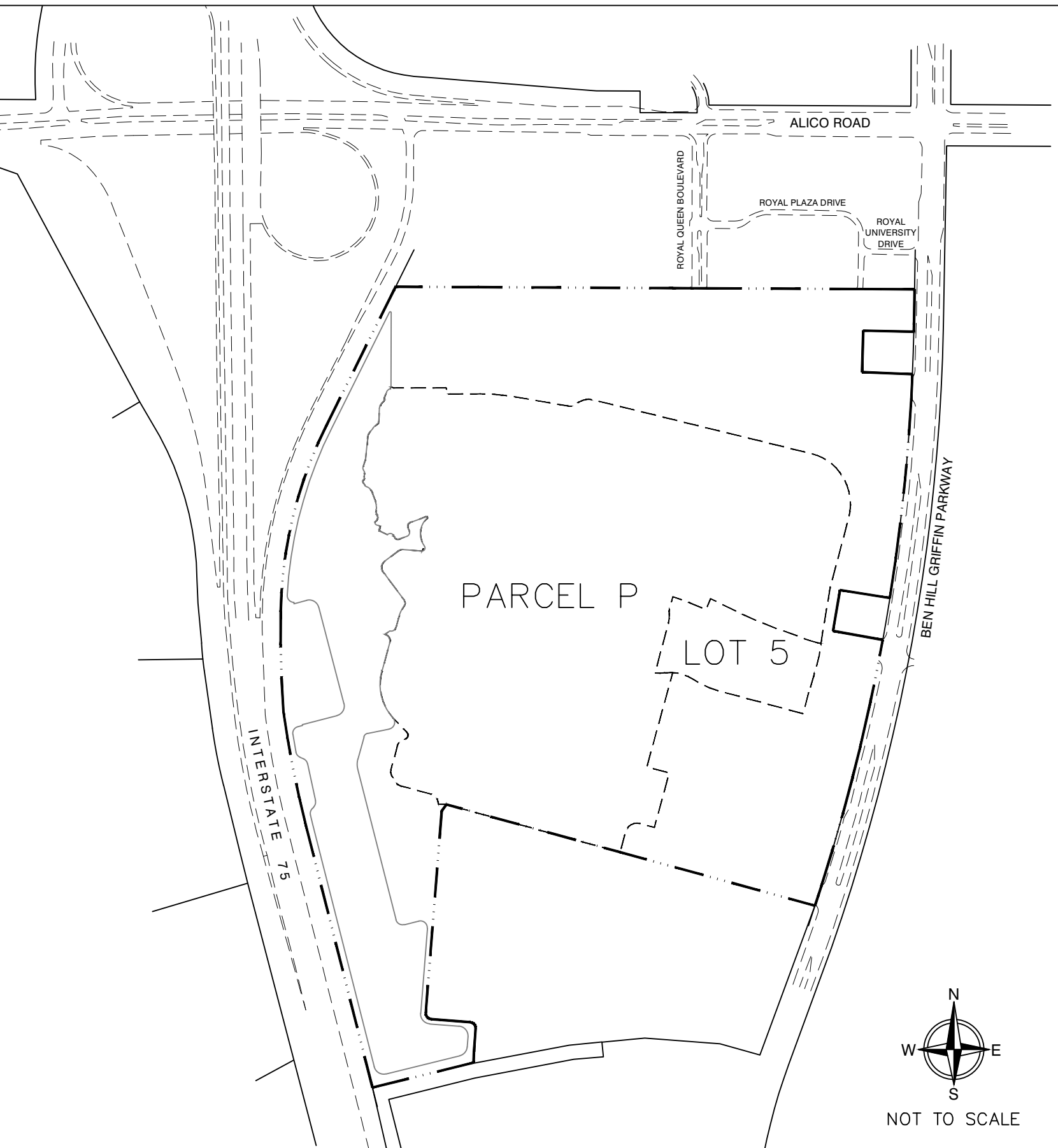
Peter Pensa, AICP
AVID Group

Exhibit E

GULF COAST TOWN CENTER
PARCEL P & LOT 5 BICYCLE & PEDESTRIAN FACILITIES
& AMENITIES AND PARKING EXHIBIT



SITE LOCATION



SITE LEGEND

- GULF COAST TOWN CENTER DRIPUD BOUNDARY
- LIMITS OF PARCEL P & LOT 5 (PROPOSED)
- EXTERNAL VEHICULAR ACCESS POINTS
- INTERNAL VEHICULAR CIRCULATION
- INTERNAL PEDESTRIAN CIRCULATION
- BUILDINGS (EXISTING)
- PARKING AREAS (EXISTING & PROPOSED)
- LEE TRAN BUS STOP / SHELTER
- BICYCLE RACK (NO. SPACES EXISTING OR PROPOSED)

REQUIRED PARKING:

Unit of Measure	Multiple-Family (Multiple-Use Development)	Multiple-Occupancy Complex with floor area of 350,000 Sq.Ft. or more	Total Required
	273 Units 10,583 Sq.Ft. (Clubhouse)	1,009,945 Sq.Ft.	
Parking Rate	2.0 / Unit + 10% (0.2 / Unit) for Guest Parking + 3.5 / 1,000 Sq.Ft. for Clubhouse	4.275 / 1,000 Sq.Ft. (5% reduction)	
Parking Spaces	637.6	4,317.5	4,955

PROPOSED PARKING:

AREA	LOCATION	NO. SPACES
1	Bass Pro Shops (E)	711
2	Belk (N)	389
3	JC Penney (N)	667
4	Best Buy (W1)	115
5	Best Buy (W2)	4
6	West Village (N-S)	148
7	West Village (E-W)	213
8	Central Village	93
9	East Village	231
10	Golf Galaxy (E)	95
11	Regal Cinema (N)	826
12	Burlington (N)	1,056
13	Apartments (garage)	383
14	Apartments (surface)	81
TOTAL PARKING SPACES		5,012

BICYCLE PARKING:

REQUIRED:
5% OF REQUIRED VEHICLE SPACES
FOR THE FIRST 1,000 SPACES, THEN
4 / 500 SPACES THEREAFTER

$(1,000 \times 0.05) + (4,012 \times 4 / 500) = 83 \text{ REQ.}$

PROPOSED:	ONSITE	OFFSITE
EXISTING	29	0
PROPOSED	58	5
TOTAL	87	5



GCTC HOLDINGS, LLC

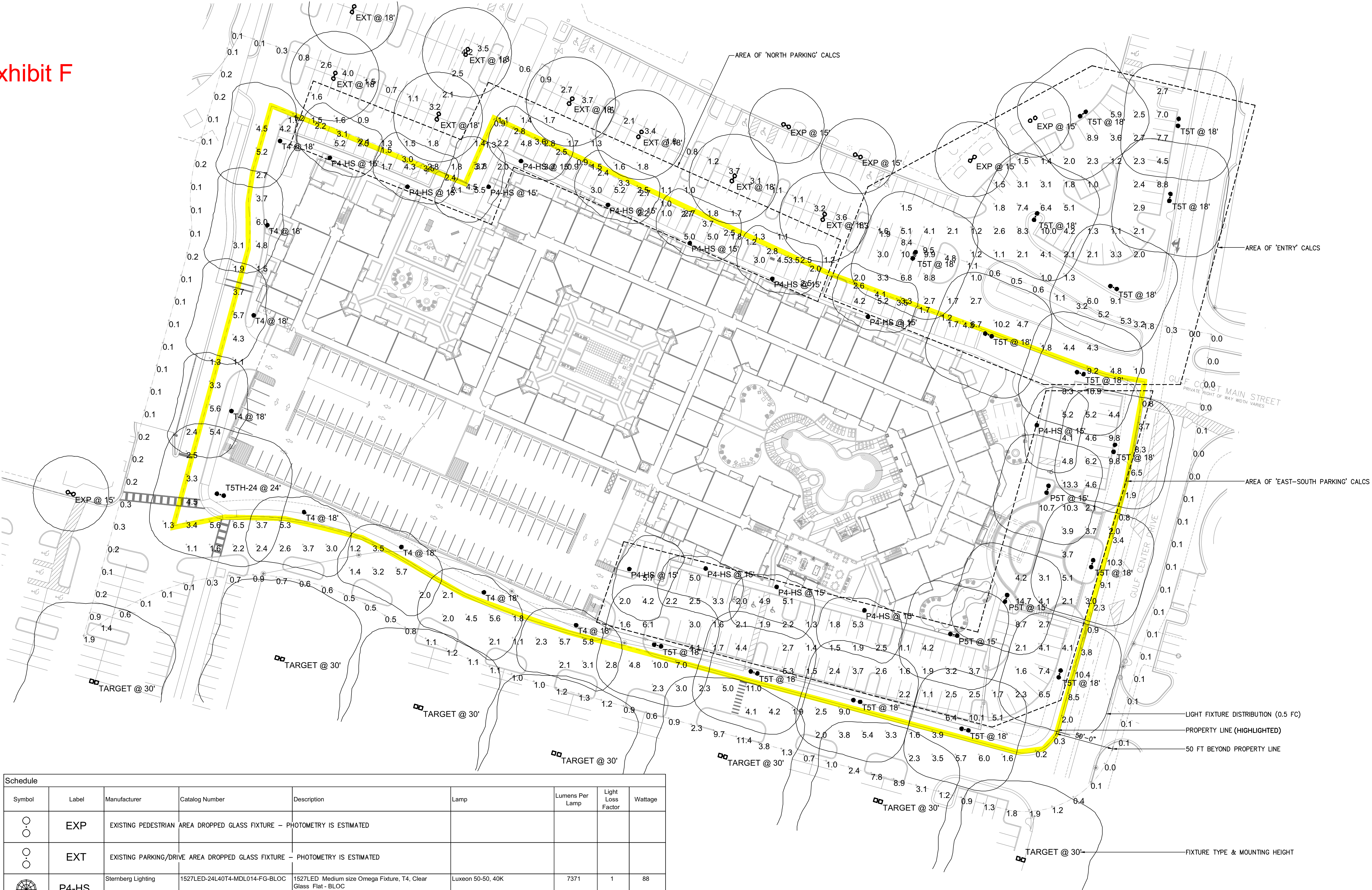
CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA 34883
TRANSPORTATION SURVEYING
PHONE (727) 789-9500
FAX (727) 789-9602
AVIDGROUP.COM



GULF COAST TOWN CENTER
LEE COUNTY, FL
PARCEL P & LOT 5
BICYCLE & PEDESTRIAN FACILITIES & AMENITIES
AND PARKING EXHIBIT

x:\2020\201223 (Gulf Coast Town Center Apartments)\201223_Design\201223_Elec\PHOTOMETRICS\SL-1.1 Gulf Coast Town Center Photometric Plan 2021-04-29.dwg, 04/29/2021 2:32 PM, tomm
© 2020 THIS DRAWING IS THE INSTRUMENT OF SERVICE AND PROPERTY OF McVEIGH & MANGUM ENGINEERING, INC. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED, ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THIS CORPORATION IS PROHIBITED

Exhibit F



Schedule								
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	EXP	EXISTING PEDESTRIAN	AREA DROPPED GLASS FIXTURE	PHOTOMETRY IS ESTIMATED				
	EXT	EXISTING PARKING/DRIVE	AREA DROPPED GLASS FIXTURE	PHOTOMETRY IS ESTIMATED				
	P4-HS	Sternberg Lighting	1527LED-24L40T4-MDL014-FG-BLOC	1527LED Medium size Omega Fixture, T4, Clear Glass Flat - BLOC	Luxeon 50-50, 40K	7371	1	88
	P5T	Sternberg Lighting	1527LED-24L40T5-MDL018-FG	1527LED Medium size Omega Fixture, Flat Glass (AR.) Type T5, Hang Straight	Luxeon	14247	1	235
	TARGET	EXISTING TARGET PARKING	AREA HID SHOEBOX FIXTURE	PHOTOMETRY IS ESTIMATED				
	T4	Sternberg Lighting	1527LED-32L40T4-MDL018-FG-BLOC	1527LED Medium size Omega Fixture, T4, Clear Glass Flat - BLOC	Luxeon 50-50, 40K	11964	1	153.4
	T5T	Sternberg Lighting	1527LED-24L40T5-MDL018-FG	1527LED Medium size Omega Fixture, Flat Glass (AR.) Type T5, Hang Straight	Luxeon	14247	1	235
	T5TH-24	Sternberg Lighting	1527LED-32L40T5-MDL018-FG	1527LED Medium size Omega Fixture, Flat Glass (AR.) Type T5, Hang Straight	Luxeon	18643	1	306.8

1 PHOTOMETRIC PLAN
SL-1.1 SCALE: 1" = 40'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
50 Ft Beyond Property Line	+	1.4 fc	11.4 fc	0.0 fc	N/A	N/A
Drive Lane (South & West)	+	3.7 fc	11.0 fc	1.1 fc	10.0:1	3.4:1
East-South Parking	+	4.2 fc	14.7 fc	1.1 fc	13.4:1	3.8:1
Entry	+	3.9 fc	10.5 fc	1.0 fc	10.5:1	3.7:1
North Parking	+	2.3 fc	5.5 fc	0.9 fc	6.1:1	2.6:1
Property Line	+	3.2 fc	10.4 fc	0.2 fc	52.0:1	16.0:1

ISSUE
PRELIMINARY PHOTOMETRICS
03/19/2021
D.O. SUBMITTAL
04/23/2021
D.O. RESUBMITTAL
04/29/2021

Gulf Coast Town Center Apartments

FOR:
NORTH AMERICAN DEVELOPMENT GROUP
LOCATED AT:
LEE COUNTY, FLORIDA

THOMAS C. NIELSEN
LICENSE
No. 53492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
20210429 15:09:02
Thomas C. Nielsen
PE#53492

This sign has been electronically signed and sealed by Thomas C. Nielsen, PE on the date adjacent to the seal using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic signature.

McVEIGH & MANGUM
ENGINEERING
Atlanta • Charlotte • Jacksonville
913 R.G. Skinner Parkway
Jacksonville, Florida 32256-6670
Ph: (904) 446-6670
CA 6330 email: mail@McVeghMangum.com

DRAWN: IVA
DATE: 03/19/2021
SCALE: AS NOTED
JOB NO.: 201223
SHEET TITLE:
SITE LIGHTING
PHOTOMETRIC PLAN
SHEET NUMBER:
SL-1.1



SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED



SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED



SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

TYPES P4-HS & P5T (PEDESTRIAN SCALE) MOUNTED 15 FT AFG
 TYPES T4 & T5T (DRIVES/PARKING) MOUNTED 18 FT AFT
 TYPE T5TH-24 (SW CORNER OF DEVELOPMENT) MOUNTED 24FT AFG

EXHIBIT D

RESOLUTION NUMBER Z-24-017

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, Driver McAfee Hawthorne & Diebenow, PLLC, filed an application on behalf of the property owner, Wedding Fund, LLC, to amend the Gulf Coast Town Center Mixed Use Planned Development (MPD) to relocate the Costco Wholesale Automotive Service Station in reference to Costco Gas Facility; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on June 20, 2024. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before July 8, 2024; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2023-00031 and recommended approval of the Request; and

WHEREAS, a second public hearing was advertised and held on September 18, 2024, before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST:

The applicant filed a request to amend the Gulf Coast Town Center MPD to relocate the Costco Wholesale Automotive Service Station from its existing location on Costco Wholesale property to an outparcel along Ben Hill Griffin Parkway and increase the number of fuel pumps from 8 to 30 (24 pumps with an option to increase to 30). Applicant also seeks a connection separation deviation from LDC § 10-285.

The property is located in the University Community Future Land Use Category and is legally described in attached Exhibit A and the vicinity map of the subject property is attached as Exhibit B. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. **Master Concept Plan (MCP)/Development Parameters**

- a. MCP. Development must be substantially consistent with the one-page MCP entitled "Gulf Coast Town Center Master Concept Plan," prepared by AVID Group, date stamped last revised April 30, 2024 (Exhibit C), except as modified by the conditions below.
- b. LDC and Lee Plan. Development must comply with the LDC and Lee Plan at time of local development order approval, except as may be granted by deviation herein. Subsequent changes to the MCP or conditions/deviations are subject to the planned development amendment process established in the LDC.
- c. DRI. Development must also comply with the Gulf Coast Town Center DRI Development Order, and "DRI Map H Master Plan Gulf Coast Town Center".
- d. MPD Development Parameters. Project intensity is limited to:

 1,511,765 square feet (GFA) retail, office and commercial development
 400 hotel/motel rooms
 600 multi-family residential units

 The MPD is limited to a cumulative total of 10,000 square feet of non-residential building area per non-residential acre within the DRI.
- e. Prior Approvals. This zoning resolution supersedes all prior zoning approvals except the following, which remain in effect: ADD2006-00235, ADD2006-00234, SE22008-00033, ADD2014-00120, and ADD2014-00179.

2. **Permitted Uses and Property Development Regulations**

- a. Permitted Uses by MCP Tract Designation:

Commercial "C/O/H"

 Accessory uses and structures
 Administrative offices
 Agricultural uses and agricultural accessory uses (limited to bona fide uses existing on November 1, 2000)
 Animal Clinic
 ATM (automatic teller machine)
 Automobile service station - with gas pumps & car wash (limited to one only, a minimum of 200 feet from residential uses and a maximum of 30 pumps)
 Automobile Repair and Service, Group I (limited to 1 located on outparcels adjacent to Ben Hill Griffin Parkway)
 Banks and financial establishments: Groups I, II
 Bar and cocktail lounge (limited to one principal use and one in conjunction with a Group III Restaurant, with outdoor seating)
 Boardwalks
 Broadcast studio, commercial radio and television
 Business services:
 Group I (excluding bail bonding and blood donor stations)

Group II
 Clothing stores, general
 Clubs: Commercial, Fraternal, Membership, Private
 Communication tower (accessory to permitted use only and 100 feet or less in height)
 Consumption on Premises, subject to Conditions 41 and 46
 Contractors and Builders: Group I
 Convenience food and beverage store (limited to one - located a minimum of 200 feet from residential uses)
 Cultural facilities
 Day care center, child
 Department Store - including the following accessory uses
 Auto parts sales
 Automobile Repair and Service, Group I
 Lawn & Garden Supply sales
 Drive-through facility for any permitted use (a minimum of 200 feet from residential uses external to the planned development boundary)
 Drugstore, pharmacy
 Entrance gates and gatehouse
 Essential services
 Essential service facilities, Group I
 Excavation: Water retention
 Fences, Walls
 Food stores, Groups I, II
 Gift and Souvenir Shop
 Hardware store
 Health Care Facility, Group III
 Helistop
 Hobby, toy, game shops
 Hotel/Motel (minimum of 500' from residential uses external to MPD)
 Accessory uses including but not limited to:
 Consumption on premises (limited to one)
 Day Care Center: Child
 Personal Services, limited to ATM, barber or beauty shop, photo agents, health club and spa
 Restaurant, Groups II, III
 Specialty Retail Shop, Groups I, II
 Household and office furnishings, Groups I, II (including interior design and remodeling sales stores such as "The Great Indoors" or "Expo Design Center")
 Kiosks, subject to Condition 42
 Laundromat
 Laundry or dry cleaning, Group I
 Medical office
 Non-Store Retailers - All Groups
 Package store (limited to one, a minimum of 200 feet from residential uses)
 Paint, glass and wallpaper
 Parcel and express services
 Parks, Public or Private, Groups I, II
 Parking lot:
 Accessory

- Garage
- Personal services:
 - Group I
 - Group II - excluding massage establishments, massage parlors, steam or Turkish baths
 - Group III
 - Group IV - excluding escort services, palm readers, fortune tellers, card readers and tattoo parlors
- Pet Services
- Pet Shop
- Pharmacy
- Photo Finishing Laboratory
- Plant nurseries
- Police sub-station
- Post Office
- Recreation facilities, commercial, Groups I through IV
- Rental or leasing establishments: Groups I, II (excluding automobiles)
- Repair shops, Groups I, II
- Research and development laboratories
 - Groups I (indoor use only)
 - Groups II and IV
- Restaurant, fast food, limited to four on outparcels fronting Ben Hill Griffin Parkway and a minimum of 200 feet from residential uses external to MPD
- Restaurants, standard: All Groups, includes outdoor seating a minimum of 200 feet from residential uses external to MPD
- Retail and Wholesale sales, when incidental to a permitted principal use
- Schools, commercial
- Schools, non-commercial
- Self-service fuel pumps - only in conjunction with convenience food & beverage store
- Signs, subject to Condition 30
- Social services, Groups I, II, III (limited to social service centers)
- Specialty retail shop: Groups I, II, III (Group III, Sporting Goods Stores are subject to Condition 40)
- Studios
- Taxi stand
- Temporary Uses (subject to Condition 47)
- Theater: Indoor
- Used merchandise stores, Groups I, II
- Variety store

Mixed Use "C/O/H/R"

All uses permitted in C/O/H Tract

Dwelling Units:

- Townhouse
- Multiple Family Building

Entrance gates and gatehouse
Essential services

Essential service facilities, Group I
Home occupation
Model unit
Recreation facilities, private, on-site
Signs, subject to Condition 30
Temporary Sales and/or construction office

Conservation "CO"

Accessory uses and structures
Interpretive centers, rain shelters, gazebos
Nature and foot trails including boardwalks and jogging paths
Paths, boardwalks and bridges providing access from uplands to wetlands and to
allow fishing piers, observation towers and golf cart crossings
Signs, subject to Condition 4
Water Management Facilities
Wildlife Management
Mitigation Activities

b. Site Development Regulations

Site development regulations are set forth in Exhibit D.

3. **Alligator Management**

- a. A lake within the water management area on the western portion of the property must be excavated to create suitable alligator habitat prior to filling in the existing borrow pit lake.
- b. The 5.5-acre marsh Conservation Open Space (CO) shown on the MCP must provide a corridor to direct alligators from the borrow pit to the water management lake referenced above. The corridor must be shown on local development order plans or a state licensed wildlife trapper may trap alligators in the borrow pit lake and relocate them to the lake within the referenced water management area.
- c. The water management lake must be barricaded during site construction to prevent alligators from returning to the borrow pit lake.

4. **Alligator Signs**

The wording and location of signs prohibiting feeding or harassment of alligators must be shown on development order plans for Development Services staff review and approval prior to local development order approval.

5. **Alligator Borrow Pit**

The borrow pit area must be resurveyed for alligator nests prior to issuance of a vegetation removal permit. If there are active alligator nests, a management plan addressing the protection of the nest and eggs must be submitted for Development Services staff review and approval.

6. **Littoral Planting Plan**

The Littoral Planting Plan for the Borrow Pit Marsh Area prepared by Wilson Miller, dated January 22, 1999, is hereby incorporated into this zoning approval. Draw down pools must be incorporated into the design of the marsh. The details of the plan must be included on the local development order plans.

7. **Eastern Indigo Snake Pamphlet**

The developer must distribute an educational pamphlet on the eastern indigo snake to construction workers conducting land clearing and excavation activities prior to site work. If an eastern indigo snake is located on the development site, all work must cease and the developer must submit a management plan in accordance with LDC § 10-474 to Environmental Sciences staff for review and approval.

8. **Open Space and Indigenous Vegetation**

Open space and preservation of indigenous vegetation must comply with the Property Development Regulations (Exhibit D).

9. **Property Owners Association**

Developer must initiate establishment of a property owners' or residents' association(s) for the residential component of this project. The association, in conjunction with the staff of Department of Public Safety, must provide an educational program describing the risks of natural hazards on an annual basis. The program should provide literature, brochures and technical assistance for Hurricane Awareness/Preparedness Seminars. The intent of this recommendation is to provide a mechanism to educate residents on actions to mitigate dangers inherent in these hazards.

10. **Hurricane Notification and Evacuation**

The developer must formulate an emergency hurricane notification and evacuation plan subject to review and approval by the County Department of Public Safety, prior to issuance of a local development order. The developer will allow the mall parking lot to be used for the staging of relief and rescue efforts in the event of a hurricane or other natural disaster.

11. **Security Gate**

If access to any portion of this development is through a security gate or similar device, which is not manned 24 hours a day, the gate must be equipped with an override strip installed in a glass-covered box to be used by drivers of emergency vehicles to gain entry.

12. **Hazardous Materials**

If required by Federal, State, or local regulations:

- a. Purchasers/end users of parcels used to store, manufacture, or use hazardous materials, must contact the County Department of Public Safety to discuss the proposed development in relation to the potential type, use, and storage of hazardous materials to be located on the premises.
- b. Purchasers/end users must prepare Material Safety Data Sheets (MSDS) and submit copies of MSDS or a list of chemicals to the local fire district and to the County Department of Public Safety.
- c. Developer must establish an emergency notification system in the event of a hazardous material release.

13. **Federal Aviation Regulations Part 150 Noise Study**

Future land uses within Gulf Coast Town Center DRI, located within Airport Noise Zone C depicted on LDC Appendix C, Map 1 (SWFIA Airport Noise Zone Map), must be consistent with the recommendations of the of the Federal Aviation Regulations Part 150 Noise Study for the Southwest Florida International Airport adopted by the Board of County Commissioners. Specifically, residential living units, churches, libraries, schools, day care centers, hospitals, correctional institutions or nursing homes are prohibited within this area (Airport Noise Zone C).

14. **Airport Noise Zone C**

- a. Commercial buildings, especially hotel and motel facilities located in Airport Noise Zone C, will use sound insulating materials or facilities.
- b. For approval of a rezoning to planned development, amendment to a planned development, special exception, or variance, the following must be included as a condition of approval:

“The developer, successor or assign acknowledges the property's proximity to Southwest Florida International Airport and the potential for noises created by and incidental to the operation of the airport as outlined in LDC § 34-1104. The developer, successor or assign acknowledges that a disclosure statement is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC § 34-1104(b).”

- c. For approval of a development order for multifamily development, plat, re-plat or lot split, the following disclosure statement must be included on the recorded plat as applicable, and in association documents for condominium, property owner and homeowner associations:

“The Southwest Florida International Airport is in proximity to this (insert plat/condominium/development, as appropriate). There is potential for noises created by and incidental to the operation of the airport as outlined in LDC § 34-1104.”

15. **Noise and Navigation Easement**

As a condition of subdivision plat approval or building permit for property located in Airport Noise Zone C, the applicant/owner must sign and record a noise and navigation easement to the County. The easement must authorize aircraft noise on and overflights of the property that might occur during the operation of the Southwest Florida International Airport at present and in the future.

16. **Tall Structures**

Development must comply with Lee County Administrative Code 13-7 for tall structures including permanent buildings, antenna towers, and temporary construction cranes. Any object or structure (including temporary equipment used for construction) within an Airport Obstruction Notification Zone or proposed at a height greater than an imaginary surface extending outward and upward from any point of any RSW runway at a slope of 125 to 1 (one foot vertically for every 125 feet horizontally) for a distance up to a height of 125 feet above mean seal level and anything above 125 feet above mean sea level will require a Tall Structures Permit approved by the LCPA as described in Lee County Ordinance 19-03, LDC § 34-1107, as well as AC-13-7. Additionally, proposed objects or structures at heights greater than an imaginary surface extending outward and upward from any point of a RSW runway at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above mean sea level, requires the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

17. **Helistops**

Helistops are subject to review and approval by the Florida Department of Transportation (FDOT) and the Lee County Port Authority.

18. **Architectural Theme – Roadway Visibility**

Commercial development, including the conventional shopping center and “open air village,” must incorporate a common architectural theme on all sides of the commercial buildings visible from I-75, Alico Road, and Ben Hill Griffin Parkway to ensure an equally attractive architectural elevation on all sides of the development. The common architectural theme must include enhanced streetscape landscaping and enhanced building architectural features, consistent with Condition 32 below (Exhibit E).

19. **Decorative Pavers**

Deviation (1) is approved for the use of decorative pavers on the privately maintained roads, provided the developer's development order submittals demonstrate the structural design is consistent with LDC requirements for local and access streets (Exhibit E).

20. **Excavation Setback**

Deviation (2) permits required excavation setbacks to be measured from the edge of pavement or back of curb, subject to the provision of protective measures for wayward vehicles including, but not limited to, non-mountable curbs provided at the time of local development order approval.

21. **Public Utility Easement**

Deviation (3) allows required public utility easements on one side of the roadway, provided the applicable utility companies state, in writing, that the easement may be eliminated. (Exhibit F).

22. **Indigenous Vegetation**

Deviation (4) allows portions of the required indigenous vegetation to be provided within water management areas, conservation areas, and Mitigation Area Slough System as follows:

- 3.0 acres of pine Flatwoods as delineated on the MCP
- 3.6 acres of cypress wetlands preserved and enhanced along the north property line
- 5.5 acres of created marsh as delineated on the MCP
- 50% of the required littoral plantings for the two lakes adjacent to I-75 must be provided by trees and shrubs
- 47.3 acres of Stewart Cypress Slough preserved and restored as off-site mitigation.

The 3.6-acre cypress wetland (Tract M, Gulf Coast Town Center subdivision) has been delineated indigenous preserve and the surface water management system has been designed to provide the appropriate hydrology for the cypress wetland pursuant to previously approved development orders and subdivision plat.

Prior to the issuance of a vegetation removal permit, reasonable efforts must be made to relocate butterfly orchid plants to appropriate preserve areas. Upon completing the relocation, the developer must submit documentation of the number of butterfly orchid plants moved and the recipient locations to the Development Services.

23. **Vehicular Traffic**

Deviation (7) allows vehicles to back out of private residential access drives and private local roads only within residential areas provided posted speed is 20 mph or less. In addition, traffic calming devices will be provided where determined appropriate by the Director, and the visual clear zone must comply with the requirements of LDC § 34-3131.

24. **Right-of-Way Width**

Deviation (8) allows right-of-way widths to coincide with back of curb for local private roads, provided required drainage and utility easements are located outside of the right-of-way and adequate provisions are made for road drainage and utilities.

25. **Buffers in Easements**

Deviation (9) allows planted buffers in easements, provided if any required buffer or landscape strip plantings installed within easements must be removed, the developer or property owner's or homeowner's association must replace these plantings with like size

and species at no expense to the County. This requirement must be clearly stated in the property owner's or homeowner's documents.

26. **Open Space**

Deviation (11) allows 30% open space for residential site area and 15% open space for commercial site area shown on the MCP, provided a total of 62.7 acres of open space complies with the following:

- a. 27.8 acres of the required open space can be provided by the water management lakes.
- b. 3.1 acres pine Flatwoods (the upland preserve - CO area depicted on the MCP).
- c. 3.6 acres cypress wetlands along the north property line.
- d. 5.5 acres marsh.
- e. Individual commercial tracts must provide a minimum of 15% open space within each tract, not including water bodies or conservation areas.
- f. Individual residential tracts must provide a minimum of 15% open space within each tract, not including the water bodies or conservation areas.
- g. Prior to local development order approval, development order plans must include open space calculations and delineation to demonstrate compliance with required on-site open space and conditions.

27. **Parking Blocks**

Deviation (5) allows project parking spaces to be developed without the required parking block two feet from the end of each parking space, provided:

- a. The parking lot will contain permanently installed landscaped islands: 1) at the end of parking rows to establish distinct parking lot aisles; and 2) periodically between the rows of parking spaces to discourage vehicles from driving perpendicular to (across) the parking aisles.
- b. On-site security patrols occur during operating hours of commercial uses to ensure customer compliance with safe and prudent vehicular operation in the parking lot.
- c. Bi-weekly parking lot sweeping program is instituted on the commercial parking lot(s).

28. **Regional Mall Parking**

Deviation (12) allows up to 10% of required parking for the regional mall only to be stabilized grass parking, provided these parking spaces (a) are not counted toward the open space requirement, (b) are limited to a maximum of 10% of the number of spaces

required for the regional mall, and (c) are located on the perimeter of that commercial tract.

29. **Water Management Lakes**

Deviation (13) allows 100% of the acreage of the two large water management lakes to be applied toward open space requirements, subject to the following conditions:

Per the previously approved local development order approval, the development order plans include a detailed plan for the native wetland vegetation required in this Deviation. The plan met the following criteria:

- a. Enhanced littoral plantings within the large water management lakes located along I-75 within the commercial portion of the planned development.
- b. Planting areas specifically delineated.
- c. Plant specifications including native species, container size and numbers.
- d. Vegetation clustered to mimic natural systems.

30. **Project Signage**

a. Deviation 14.

Deviation (14) provides relief from LDC §§ 30-153(1)a.3., 30-153(2)a.2., 30-154(2), and 30-154(6)b.3., subject to the Signage Plan for Gulf Coast Town Center (Exhibit G), which permits the following:

- i. Increases in maximum permitted sign area from 300 square feet to 384 square feet for four (4) project identification signs at three (3) project entrances on Ben Hill Griffin Parkway, and one (1) entrance on Alico Road.
- ii. Increases in maximum permitted sign height from 24 feet to 30 feet-10 inches for four (4) project identification signs at three (3) project entrances on Ben Hill Griffin Parkway and one (1) entrance on Alico Road.
- iii. An interstate highway interchange area sign in the southeast quadrant of the Alico Road intersection with I-75.
- iv. Increases maximum permitted sign area from 750 square feet to 2,597 square feet for an interstate highway interchange area sign, with maximum height of 80 feet-3 inches.

b. Project Identification Signs.

Project identification signs must comply with the Landscape Exhibit (Exhibit H). Signs must also comply with the following requirements:

- i. Village Signs may not include "Banners" and "Pennants" as defined and prohibited in LDC Chapter 30 and are limited to development internal to Gulf Coast Town Center.
- ii. Village Signs must be constructed of rigid material.
- iii. Village Sign location, sign area and height must be consistent with the illustrations attached to this resolution.
- iv. Village Signs may not overhang into any street easement or right-of-way in accordance with LDC § 30-5(22).
- v. Village Signs and other internal signs in the amended sign package may not be legible from Ben Hill Griffin Parkway, Alico Road, and Interstate 75.

31. **Transportation Mitigation**

Transportation mitigation was paid in full consistent with DRI development order conditions. Site-related improvements and additional conditions may be required at the time of local development order.

32. **Landscape Enhancement Plan**

A landscape enhancement plan exceeding LDC required minimum landscaping implements a continuous theme throughout the MPD. The landscape enhancement plan has been approved by local development order.

Enhancement may be achieved through creative design options including, but not limited to:

- Larger trees (i.e., increased height, caliper and spread)
- Increasing buffer width
- Increasing buffer plantings
- Clustering trees
- Staggering heights of grouped palm trees
- Creating tree "boulevards"
- Meandering buffer plantings within the full width
- Use of berms to create elevation relief
- Larger parking lot islands
- Groundcover or shrubs in parking lot islands
- Increasing parking canopy tree numbers
- Placing parking islands closer than every 10 parking spaces
- Staggering parking lot islands
- Greater variety of plant species
- Flowering accent trees (e.g., poinciana, yellow elder, jacaranda)
- Water features or creative features such as sculptures at intersections
- Creative water management such as meandering vegetated swales
- Increased littoral plantings
- Connecting preserves with native landscaping
- Flowering groundcover (e.g., golden creeper; dune sunflower; blanket flower)

Varying shrub heights
Varying tree heights
Planting native habitats

33. **Lee County Sheriff's Department Substation**

Developer will provide the Lee County Sheriff's Department not more than 600 square feet of finished shell space in the main regional mall complex for use as a Sheriff's Substation to facilitate the law enforcement activities. This space is to be provided at nominal cost.

34. **Crime Prevention**

During the design and construction of the main regional retail complex, the developer will consult with the crime prevention representatives of the Lee County Sheriff's Department and will incorporate appropriate elements of the National Crime Prevention Institute's "Crime Prevention through Environmental Design" program.

35. **Construction Theft and Crime**

The developer will consult with the County Sheriff's Department during the construction phase to receive suggestions on reducing the potential for construction theft and crime.

36. **Architectural and Landscape Theme**

The mixed-use development of the property must include a regional shopping center or residential component, which incorporates an open-air village of restaurants and shops, all developed with a common architectural theme. The common architectural theme, landscaping and graphic design theme were previously approved by the Department of Community Development. Condition 32 is not affected by this condition and remains effective. Changes to the development's established architectural theme requires an amendment to the MPD through the public hearing process.

37. **Alico Road Access**

Prior to local development order approval for the regional shopping center, developer must demonstrate legal right to access Alico Road through the 40-acre parcel to the north. The interconnection must be constructed and operational prior to the issuance of a final certificate of occupancy for the regional shopping center.

38. **Developer Commitments to the University**

Developer of the regional shopping center and entertainment center will:

- a. Coordinate with the University and various tenants to assist in the placement of students in jobs at the retail and entertainment facility.
- b. Provide a shuttle bus to transport students and staff from the University to the project.

- c. Coordinate with the University to allow pep rallies, parents' weekend activities, and other University related events at the regional retail complex and entertainment center.
- d. Provide bike racks throughout the center to accommodate student and staff access by bicycle.

39. **Open Space – Northern Boundary**

The owner of the common open space area that includes the 3.6-acre wetland on the northern boundary of the property must make the wetland available to the University for Student Access and research.

40. **Specialty Retail Store, Group III**

Group III Specialty Retail Stores (Sporting Goods Store) are subject to the following conditions:

- a. The following uses must be incidental and subordinate to the proposed Sporting Goods Store: Commercial Recreation Facilities Group IV (limited to indoor Firearm and Archery Range), Boat Parts Store, Boat Sales, Boat Ramp and Dockage, Vehicle and Equipment Dealers Groups II, III, and IV, Boat Repair and Service and Fishing Pier. The Sporting Goods Store is located on the west side of the project along the east portion of the water management lake. The boat sales are permitted for boats with a maximum length of 26-feet.
- b. Indoor Firearm and Archery Range is limited to demonstration and trial of firearms and archery equipment. The indoor Firearm and Archery Range may not operate as a principal use and must be ancillary to Sporting Goods Store.
- c. Open Storage is limited to storage of boats for sale or repair by the Sporting Goods Store. Open Storage is limited to the 37,126+/- square-foot Proposed Boat Storage Area on the New Boat Display and Storage Area Landscape Exhibit, last revised November 5, 2005, stamped received by the Permit Counter on November 28, 2005, attached hereto (Exhibit I).
- d. Boat Display Areas will be counted toward commercial square-footage and associated parking for the area must be calculated consistent with the LDC.
- e. Boat Service and Repair is limited to installation of electronics and navigation equipment, rigging new equipment, and minor engine repair and must be incidental and subordinate to the Sporting Goods Store.
- f. Service and repair of boats must occur within the Sporting Goods building and may not occur in outdoor areas. Boats not actively under repair must be located within the Boat Storage area indicated on New Boat Display and Storage Area Landscape Exhibit (Exhibit I). This limitation does not apply to boats for sale.
- g. Boardwalks and Fishing Piers are limited to areas shown on the New Boat Display and Storage Area Landscape Exhibit (Exhibit I).

- h. Boat Ramp and Dockage is limited to product demonstration and trial for boats sold by the Sporting Goods Store. Wet boat slips are limited to four (4) slips. Boat Ramp and Dockage may not be used as an independent commercial boat ramp to access the water management lake and may only be ancillary to the Sporting Goods Store.
- i. The access gate for the Open Storage area for boats must have a minimum 80% capacity.
- j. Uses permitted ancillary to Sporting Goods Store may not be transferred to other businesses or locations. These uses will not be considered stand-alone or independent uses. They are considered ancillary and subordinate to the Sporting Goods Store located adjacent to the water management lake on the west side of the property.

41. **Consumption on Premises**

The hours of operation for Consumption on Premises in conjunction with indoor and outdoor seating are limited to 10:00 am to 1:00 am, Monday through Sunday. Extension of hours for Consumption on Premises require further development approvals. These limitations do not apply to movie theatre use pursuant to ADD2014-00179.

No outdoor seating is approved within 500-feet of residential uses located outside the development. Outdoor seating within 500-feet of an off-site residential use must be approved as part of a public hearing application.

Extension of Consumption on Premises hours or outdoor seating within 500-feet of an off-site residential use must acquire additional approvals.

42. **Kiosk Locations**

A maximum of 32 Kiosks are allowed within Main Street/Special Events Area depicted on the MCP. Kiosks must be consistent with the architectural theme of the Shopping Center.

43. **Building Separation**

Deviations (15) and (17) allow building separation of 8 feet between buildings and allow zero-lot line setbacks when a subdivision tract/parcel line coincides with the common wall(s) of a multiple occupancy building (commercial or residential) subject to compliance with applicable building and fire code requirements.

44. **Light Poles for Parking Lots**

Deviation (16) allows light poles in parking lots to be a maximum height of 30-feet subject to compliance with the remaining provisions of LDC § 34-625. Light poles within Lot 5's parking lot may have a maximum height of 18 and 24 feet, consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit J).

Deviation (22) allows the illumination level to exceed 0.5 footcandle at Lot 5's northern and southern property lines. Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit J).

Deviation (23) allows the average illumination level in Lot 5's east-south surface parking area to be 4.2 footcandles. Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit J).

45. **Ancillary Use**

The following uses may be permitted as ancillary uses to a Department Store (wholesale club):

Gas pumps with not more than 30 self-serve pumps
Package store

These ancillary uses do not count toward the project-wide limitation of one convenience food and beverage store and package store.

46. **Alcoholic Sales**

The following approvals remain in effect:

- a. Wine and Cheese shop (ADD2006-00234).
- b. Bar/Cocktail Lounge with 4-COP Alcoholic Beverage License (ADD2006-00235).
- c. 2-COP alcoholic beverage license for a wine and cheese tasting room (ADD2006-00234).
- d. Consumption on premises in conjunction with a bar/cocktail lounge for the World Famous Cigar Bar (SEZ2008-00234).
- e. 2-COP alcoholic beverage license in conjunction with an art studio (ADD2014-00120).
- f. 2-COP alcoholic beverage license in conjunction with a movie theatre (ADD2014-00179).

47. **Temporary Uses**

Temporary uses are permitted subject to the following:

- a. Temporary uses are limited to the Main Street/Special Events Area depicted on the MCP.
- b. An unlimited number of small temporary uses are approved for the Main Street area. Small temporary uses may not block access ways and/or utilize parking for display or storage.

- c. Large temporary uses that block access ways, parking spaces, or occupy areas beyond the Stage Lawn or University area must acquire a temporary use permit.
- d. Large temporary uses, in totality, cannot exceed 180 days per calendar year within the Main Street Area.
- e. Temporary uses must comply with LDC § 34-3041, except as permitted herein.
- f. Temporary uses, large and small, may occur within 6 months from the date of expiration for a similar previously approved temporary use.

48. **Fast Food/Out-Parcel Landscape Plan**

The 20-foot Type D Ben Hill Griffin Parkway Buffer must comply with MCP Enhanced Buffer Details 300' Typical Section and 300' Typical Elevation (Exhibit K), except to include:

- a. A minimum of 4 groupings of 7 native, cold hardy shrub species per 300 feet for a total of 224± plantings.
- b. Shrubs a minimum of 7-10-gallon container size, installed at maximum 4-5 foot on center.

49. **Costco Automotive Service Station**

Landscaping for the Automotive Service Station must be in substantial compliance with the Landscape Plan entitled "Costco Wholesale Corporation – PUD Exhibit" dated July 1, 2024 (Exhibit L).

SECTION C. DEVIATIONS:

Previously Approved Deviations (Carried Forward without Modification):

1. **Street Design and Construction Standards**

Deviation (1) seeks relief from the LDC § 10-296(d) Table 3 requirement that street wearing surfaces meet FDOT Standard Specifications to allow cement concrete pavers or similar decorative paving materials for local streets within project rights-of-way. This deviation is APPROVED, SUBJECT TO Condition 19.

2. **Setbacks for Water Detention/Retention Excavations**

Deviation (2) seeks relief from the LDC § 10-329(d)(1)(a)(1) requirement that setbacks for excavations for water retention be measured from the street right-of-way line or easement, to allow required excavation setbacks to be measured from edge of pavement or back of curb. This deviation is APPROVED, SUBJECT TO Condition 20.

3. Location of Water and Sewer Lines

Deviation (3) seeks relief from the LDC § 10-355 requirement for 10-foot-wide public utility easements on both sides of a roadway, to allow public utility easement on one side only. This deviation is APPROVED, SUBJECT TO Condition 21.

4. Open Space – Indigenous Native Vegetation and Trees

Deviation (4) seeks relief from the LDC § 10-415(b)(1) requirement that 50% of required open space be provided by existing indigenous vegetation, to allow portions of required indigenous vegetation to be provided within the water management, conservation areas, and offsite Mitigation Area Slough System. This deviation is APPROVED, SUBJECT TO Condition 22.

5. Parking Spaces Abutting Pedestrian Walkways

Deviation (5) seeks relief from the LDC § 34-2016(2)a.2 requirement that parking spaces abutting pedestrian walkways, required landscaping, or required open space provide parking blocks, to permit required parking spaces to be developed without parking blocks. This deviation is APPROVED, SUBJECT TO Condition 27.

6. Required Parking Spaces

Deviation (6) seeks relief from the LDC § 34-2020 parking requirements for residential and non-residential uses, to permit four and one-half parking spaces per 1,000 square feet of total floor area for non-residential uses and two parking spaces per unit for residential uses (including clubhouse and ancillary residential support uses). This deviation is DENIED consistent with prior zoning actions.

7. Parking Lot Access

Deviation (7) seeks relief from the LDC § 34-2013(a) requirement that parking lot design permit vehicles exiting the lot to enter the street right-of-way in a forward motion, to allow vehicles to back out of individual driveways when driveways are accessory to individual multiple family units in the residential area. This deviation is APPROVED, SUBJECT TO Condition 23.

8. Right-of-Way Width

Deviation (8) seeks relief from the LDC § 10-296(b), Table 2, which requires 40' right-of-way to provide 35' right-of-way width for two-way closed drainage, rear lot drainage, or inverted crown, to allow right-of-way widths to coincide with the back of curb for local private roads. This deviation is APPROVED, SUBJECT TO Condition 24.

9. Landscape Standards

Deviation (9) seeks relief from the LDC § 10-416(d)(1) requirement that no portion of a buffer area consisting of trees and shrubs be located in an easement, to allow planted buffers in easements. This deviation is APPROVED, SUBJECT TO Condition 25.

10. Open Space

Deviation (10) seeks relief from the LDC §§ 10-415(a) and 10-415(c) requirements that developments provide minimum open space equal to 40% of residential site area and 30% of commercial site area, to allow up to 13.1 acres of open space to be provided off-site within the Mitigation Area Slough System. This deviation was DENIED in Resolution Z-08-046.

11. Open Space

Deviation (11) seeks relief from the LDC §§ 10-415(a) and 34-414(c) requirements that all developments provide minimum open space equal to 40% of residential site area and 30% of commercial site area, to allow only 30% open space for residential site area and 15% open space for commercial site area shown on the MCP Open Space Table. This deviation is APPROVED, SUBJECT TO Condition 26.

12. Parking Lot Surface

Deviation (12) seeks relief from the LDC §§ 34-2017(a)(1) and 34-2017(a)(2) requirement that parking areas be constructed of a paved all-weather surface, to allow up to 10% required parking for commercial tract (regional mall) to be stabilized grass parking for spaces located on the perimeter of the commercial tract. This deviation is APPROVED, SUBJECT TO Condition 28.

13. Open Space

Deviation (13) seeks relief from the LDC § 10-415(d)(2)(c) requirement that water bodies meet 25% of required open space, to allow 100% of water management lakes to be applied toward commercial open space requirements. This deviation is APPROVED, SUBJECT TO Condition 29.

14. Signs

Deviation (14) seeks relief from the LDC Chapter 30 regulating signs to adopt a Signage Plan for Gulf Coast Town Center. This deviation is APPROVED, SUBJECT TO Condition 30.

15. Building Separation

Deviation (15) seeks relief from the LDC § 34-1040(e) requirement that minimum building separation between buildings be the greater of 20 feet or one-half of the sum of the building heights, to allow building separation of eight (8) feet. This deviation is APPROVED, SUBJECT TO Condition 43.

16. Outdoor Lighting Standards

Deviation (16) seeks relief from the LDC § 34-625(d)(4)(a) which establishes a maximum height of 25-feet for light poles for parking lots to allow a maximum height of 30-feet. This deviation is APPROVED, SUBJECT TO Condition 44, and to the following conditions:

- a. The 15-foot and 18-foot mounting heights within the multifamily residential tract (Lot 5) shall match the decorative nature of the existing light fixtures in the Town Center. Fixtures mounted at 18 feet must be located on the outer side of the Lot 5's surface parking area and along the roadways. One fixture at the southwest corner of Lot 5 shall have a mounting height of 24 feet to better illuminate the drive lane intersection. This location is shielded by the parking garage and is only exposed to view from commercial properties.
- b. Development within this parcel must be substantially compliant with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibit (Exhibit J).

This deviation was approved by ADD2021-00008.

17. Building Separation

Deviation (17) seeks relief from the LDC § 34-1040(e) requirement that minimum building separation between buildings within the development must be the greater of 20 feet or one-half of the sum of the heights of the buildings, to allow zero-lot line setbacks when a subdivision tract/parcel line coincides with common wall(s) of multiple occupancy buildings (commercial or residential). This deviation is APPROVED, SUBJECT TO Condition 43.

18. Right of Way Buffer Landscaping

Deviation (18) seeks relief from the LDC § 34-1353(e), which requires a landscape buffer width of 25 feet adjacent to right of way external to development, to allow a buffer width of 20 feet along Ben Hill Griffin Parkway. This deviation is APPROVED, SUBJECT TO following conditions:

As part of local development order approval, the required 15-foot-wide buffer along the west property line may include a 5' wide sidewalk.

Development must comply with Site Plan for PDQ – Gulf Coast attached hereto as Exhibit E and located at 17470 Ben Hill Griffin Parkway.

Deviation previously APPROVED by ADD2014-00114.

19. Landscape Standards

Deviation (19) seeks relief from the LDC §10-416(d)(11)(b), which authorizes buffers to be used for passive recreation such as pedestrian, bike, or equestrian trails, provided not more than 20% of the buffer width is impervious surface, to allow 34% of the buffer to be impervious surface to accommodate a sidewalk in the landscape buffer. This deviation is APPROVED, SUBJECT TO the following conditions:

As part of local development order approval, the required 15-foot-wide buffer along the west property line may include a 5' wide sidewalk.

Development of this parcel must be in compliance with the Site Plan for PDQ – Gulf Coast (Exhibit E) and located on property located at 17470 Ben Hill Griffin Parkway.

Deviation previously APPROVED by ADD2014-00114.

20. Height

Deviation (20) seeks relief from the LDC § 34-2175 limiting maximum height of structures to 45 feet, or up to 75 feet when additional height is required to increase open common space to preserve environmentally sensitive land, secure areas of native vegetation and wildlife habitat, or preserve historical, archaeological scenic resources, to allow building heights of 95 feet for multiple family uses.

This deviation is APPROVED, SUBJECT TO the condition that multiple-family residential buildings over 45 feet in height are prohibited within 500 feet of existing or proposed residential uses outside the MPD.

21. Commercial Parking

Deviation (21) seeks administrative approval in accordance with the LDC § 34-2020(c)(3) for a 5% reduction in the multiple-occupancy complex parking requirements to reduce the parking requirement from 4.5 spaces to 4.275 spaces per 1,000 SF of total floor area for non-residential uses located within Parcel P and Lot 5. This deviation is APPROVED, SUBJECT TO the following condition:

- a. Prior to local development order approval for the development of Parcel P or Lot 5, the development order plans must depict bicycle and pedestrian improvements consistent with the Parcel P & and Lot 5 Bicycle and Pedestrian Facilities and Amenities and Parking Exhibit attached hereto as Exhibit J.

This deviation was APPROVED by ADD2021-00008.

22. Illumination Requirements for Parking Lots

Deviation (22) seeks relief from the LDC § 34-625 Table 1, Note (2) which requires illumination levels not to exceed 0.5 footcandles at the property line to provide minimum illumination levels of 0.8 footcandles throughout vehicular traffic areas along the property line of Lot 5 in accordance with Table 1 Use/Task requirements for Medium vehicular/pedestrian activity, with the average light level at the property line not to exceed 3.5 footcandles. This deviation is APPROVED, SUBJECT TO the following condition:

- a. Development must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit J).

This deviation was APPROVED by ADD2021-00008.

23. Illumination Requirements for Parking Lots

Deviation (23) seeks relief from the LDC § 34-625 Table 1, Note (1) requirement of average to minimum light level ratio of 4:1 that results in an average light level to not exceed 3.2 footcandles to allow an average of 4.2 footcandles in Lot 5's surface parking

area. This requested average is a result of providing a slightly higher minimum footcandle level in Lot 5's parking area. This deviation is APPROVED, SUBJECT to the following condition:

- a. Development must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit J).

This deviation was APPROVED by ADD2021-00008.

Newly Requested Deviation:

24. Intersection Separation

Deviation (24) seeks relief from the LDC § 10-285 connection separation requirement of 125 feet between driveways on local roads, to allow 72 feet from the Gulf Center Drive intersection and 113 feet from the commercial use to the south. This deviation is APPROVED, SUBJECT TO the following condition:

Approval is limited to Tracts I and J as described in Instrument #2007-192422.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Site Development Regulations
- Exhibit E: Site Plan for PDQ – Gulf Coast
- Exhibit F: Bicycle and Pedestrian Facilities and Amenities Parking Exhibit
- Exhibit G: Signage Plan for Gulf Coast Town Center
- Exhibit H: Landscape Buffer Details
- Exhibit I: New Boat Display and Storage Area Landscape Exhibit last revised November 5, 2005, stamped received by the Permit Counter on November 28, 2005
- Exhibit J: Lighting Photometric Plan and Site Lighting Fixture Plan Exhibit
- Exhibit K: Master Concept Plan Enhanced Buffer Details 300' Typical Section & 300' Typical Elevation
- Exhibit L: Costco Wholesale Corporation – PUD Exhibit

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. As conditioned, proposed amendments to the Gulf Coast Town Center MPD:
 - a. Comply with the Lee Plan. Lee Plan Goals 2, 4, 6, 15, 125, 158, Objectives 2.1, 2.2, 11.1, 158.2, Policies 2.1.2, 4.1.1, 5.1.5, 6.1.1, 6.1.4, 6.1.5, 6.1.6, 6.1.7, Standards 4.1.1, 4.1.2; Lee Plan Maps 1-A, 1-B, 2-A, 4-A, 4-B.

- b. Meet the LDC and other County regulations or qualify for deviations. LDC Chapters 2, 10, 34.
- c. Are compatible with existing and planned uses in the area. Lee Plan Policies 2.1.2, 2.2.1, 5.1.5, 6.1.3, 6.1.4, 6.1.7, 15.1.7, 15.1.10; LDC §§ 34-411(c) and (i), 34-413(4).
- d. Provide sufficient access to support the proposed development intensity, with expected impacts on transportation facilities addressed by County regulations or conditions of approval. See Lee Plan Goal 39, Objective 39.1, Policies 6.1.1, 6.1.5, 15.1.5, LDC §§ 34-411(d) and (e).
- e. Will not adversely affect environmentally critical areas and natural resources. Lee Plan Goals 60, 77, Policies 6.1.6, Lee Plan Standard 4.1.4, LDC § 34-411(h).
- f. Will be served by public services and infrastructure. Lee Plan Glossary, Goals 2, 4, Objectives 2.1, 2.2, 4.1, 11.1, 53.1, 56.1, Policies 2.2.1, 6.1.4, 15.1.5, Standards 4.1.1, 4.1.2, Lee Plan Maps 4-A, 4-B, LDC § 34-411(d).
- g. The proposed mix of uses is appropriate. Lee Plan Goals 2, 6, 15, Objective 11.1, Policies 6.1.1, 6.1.2, 6.1.4, 6.1.7, 15.1.7, 15.1.10, § 34-145(d)(4)a.2(a).
- h. Recommended conditions are sufficient to protect the public interest and reasonably relate to impacts expected from the development. LDC § 34-932, Chapters 10 and 34.
- i. As conditioned, the deviations:
 - i. Enhance the planned development.
 - ii. Protect public health, safety, and welfare. See §§ 34-145(d)(4)(a)(2)(c); 34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS:

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Ruane made a motion to adopt the foregoing resolution, seconded by Commissioner Hamman. The vote was as follows:

Adopted by unanimous consent.

Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 18th day of September 2024.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

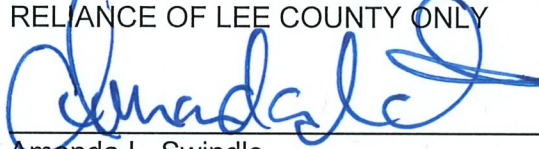
BY: 
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
~~Mike Greenwell, Chair~~
Kevin Ruane, Vice Chair

APPROVED AS TO FORM FOR THE
RELANCE OF LEE COUNTY ONLY


Amanda L. Swindle
Assistant County Attorney, Senior
County Attorney's Office

RECEIVED
MINUTES OFFICE
2024 NOV 12 PM 4:25

Exhibit A

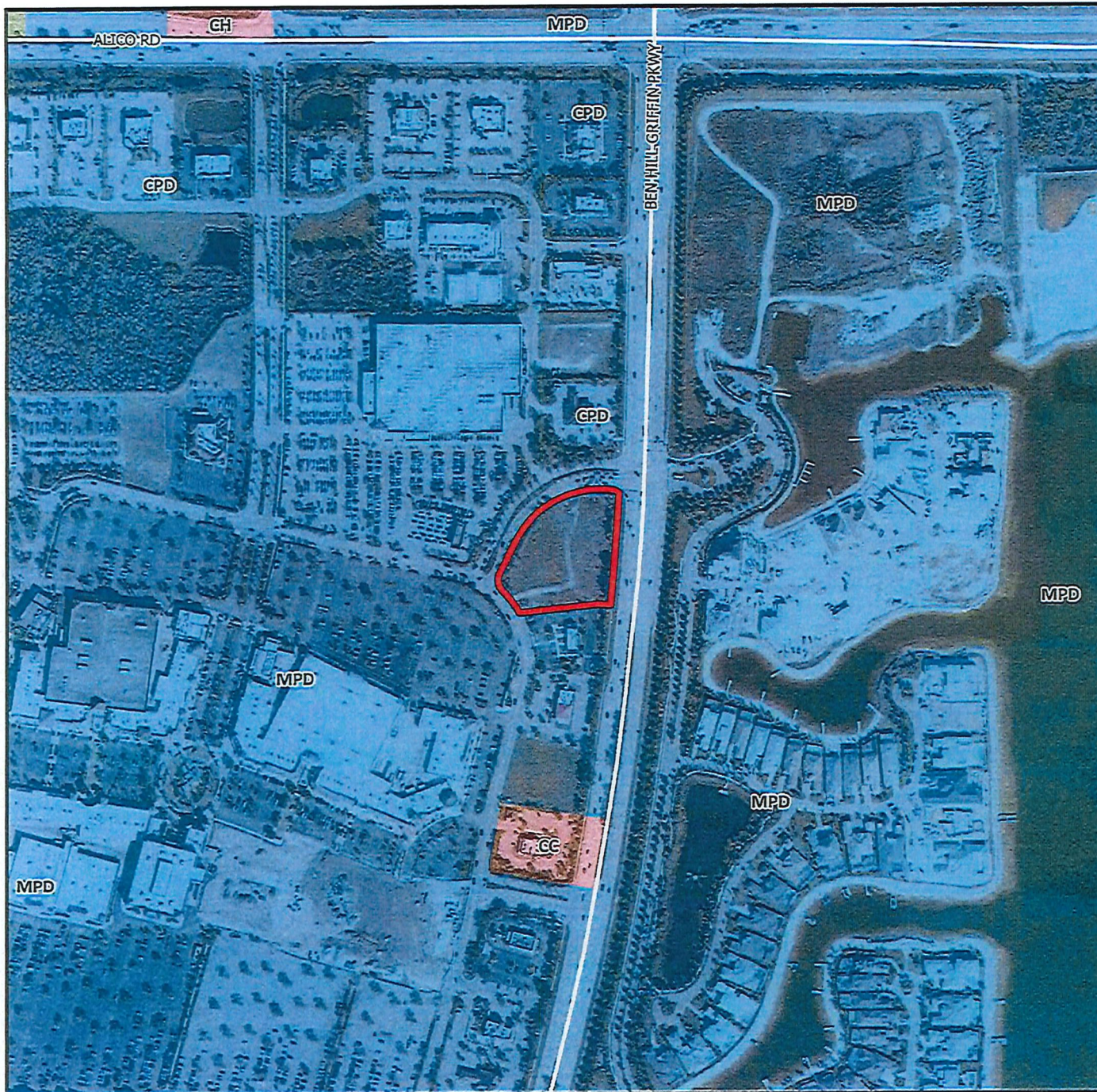
Legal Description

TRACTS "I" AND "J", GULF COAST TOWN CENTER, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2007000192422, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

"TRACT I" STRAP NUMBER 11-46-25-11-00000.00I0
"TRACT J" STRAP NUMBER 11-46-25-11-00000.00J0

REVIEWED
DCI2023-00031
Rick Burris, Principal
Planner
Lee County DCD/Planning
11/17/2023

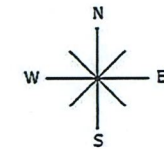
Exhibit "B"



DCI2023-00031

Zoning

 Subject Property



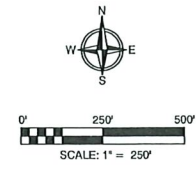
0 300 600 900
Feet



GULF COAST TOWN CENTER MASTER CONCEPT PLAN

LEGEND

- W.M. LAKE LOCATION
- CO CONSERVATION AREA
- CA COMMON AREA TRACT
- MAIN STREET / SPECIAL EVENTS AREA
- STAGE LAWN & UNIVERSITY AREAS
- FUTURE LAND USE LINE
- PARCEL / USE AREA LINES (E.G., C/O/H/R)
- EXTERNAL VEHICULAR ACCESS POINTS
- INTERNAL VEHICULAR CIRCULATION
- DEVIATIONS



DEVIATIONS NOT DEPICTED (1, 4, 5, 8, 9, 11, 12, 15, 16, 17 & 20) ARE APPLICABLE IN ALL AREAS OF THE MPD. FINAL LOCATIONS OF PROPOSED DEVIATIONS WILL BE REVIEWED DURING THE D.O. APPROVAL PROCESS. DEVIATIONS 6 & 10 WERE DENIED.

PROJECT IDENTIFICATION SIGN LOCATIONS

- 1 INTERSTATE 75
- 2 ALICO ROAD
- 3 BEN HILL GRIFFIN - NORTH
- 4 BEN HILL GRIFFIN - CENTER
- 5 BEN HILL GRIFFIN - SOUTH

LAND USE SUMMARY

SYMBOL	DESCRIPTION	UNITS	ACRES
W.M.	WATER MANAGEMENT TRACT		27.8 acres
CO	CONSERVATION		12.2 acres
CA	COMMON AREA TRACT		4.9 acres
C/O/H	RETAIL COMMERCIAL* OFFICE* HOTEL*	1,431,765 SQ FT G.L.A. 80,000 SQ FT G.F.A. ** 400 ROOMS	151.6 acres
C/O/H/R	COMMERCIAL / RESIDENTIAL RESIDENTIAL		7.0 acres
	TOTAL AREA	600 D.U.'s	203.5 acres

* COMMERCIAL DEVELOPMENT SHALL NOT EXCEED 10,000 SQ.FT. (G.F.A.) PER ACRE INCLUDING ALL COMMERCIAL RETAIL, OFFICE, HOTEL, AND RESEARCH & DEVELOPMENT USES. ALL COMMERCIAL ANCILLARY USES ARE INCLUDED IN THIS LIMITATION. RESIDENTIAL DEVELOPMENT AND RESIDENTIAL OR RECREATIONAL ANCILLARY USES ARE NOT INCLUDED IN THIS AMOUNT. (198.2 ACRES X 10,000 SQ.FT./ACRE = 1,982,000 SQ.FT. OF G.F.A. ALLOWED)
** UP TO 40,000 SQ.FT. OF OFFICE USE MAY BE MEDICAL OFFICE. UP TO 80,000 SQ.FT. OF OFFICE USE MAY BE CONVERTED TO RESEARCH & DEVELOPMENT USE ON A 1.0 SQ.FT. TO 1.1 SQ.FT. RATIO.

OPEN SPACE & INDIGENOUS VEGETATION TABLE

	Acreage	%	Open Space
TOTAL ACREAGE	203.5 acres		
OPEN SPACE REQUIRED			
Residential Open Space *	7.0 acres	30%	2.1 acres
Commercial Open Space *	196.5 acres	15%	29.5 acres
TOTAL OPEN SPACE REQUIRED			31.6 acres

OPEN SPACE PROVIDED			
Residential			
Open Space			
Residential - on site *	7.0 acres	15%	1.1 acres
Conservation Area (CO) **	12.2 acres	3%	0.4 acres
Water Management (WM) ***	- acres	0%	- acres
Total Residential Open Space Provided			1.4 acres
Commercial			
Open Space			
Commercial - on site	144.3 acres	15%	21.6 acres
Conservation Area (CO) **	12.2 acres	97%	11.8 acres
Water Management (WM) ***	27.8 acres	100%	27.8 acres
Total Commercial Open Space Provided			61.3 acres
TOTAL OPEN SPACE PROVIDED			62.7 acres

INDIGENOUS REQUIRED			
INDIGENOUS PROVIDED			
On-Site			
Indigenous			
Indigenous in on-site upland conservation	3.0 acres	150%	4.5 acres
Indigenous in on-site marsh	5.5 acres	100%	5.5 acres
Indigenous on-site cypress wetland	3.6 acres	100%	3.6 acres
Total On-Site Indigenous Provided			13.6 acres
Off-Site			
Indigenous			
Indigenous Vegetation in Slough System	47.3 acres	100%	47.3 acres
Indigenous Vegetation in CREW	11.0 acres	100%	11.0 acres
Total Off-Site Indigenous Provided			58.3 acres
TOTAL INDIGENOUS PROVIDED			71.9 acres

* See Deviation 11.
** Proportionate share of total acreage.
*** See Deviation 13.

GENERAL NOTES

- INDIGENOUS OPEN SPACE AREAS PROVIDED WILL CONFORM TO THE MINIMUM DIMENSIONAL REQUIREMENTS AS STATED IN LDC SEC. 10-413.(c)(2)
- THE MASTER PLAN FOR THE GULF COAST TOWN CENTER IS CONCEPTUAL. THE SPECIFIC LOCATION, SIZE AND CONFIGURATION OF ALLOWED USES AND INDIVIDUAL TRACTS SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
- INTERNAL ACCESS TO BE PROVIDED IN ACCORDANCE WITH THE LDC.
- LOCATION OF BUILDINGS, PARKING, SERVICE AREAS, AND OTHER USES WITHIN EACH LOT/PARCEL SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
- THE MASTER STORM WATER MANAGEMENT FACILITIES SHALL CONTINUE TO ACCEPT AND PROVIDE STORAGE VOLUME FOR THE ADJACENT 40-ACRE FLORIDA GULF COAST UNIVERSITY (FGCU) STUDENT HOUSING PARCELS (40-ACRE TRACT) PER THE APPROVED SFVMD E.R.P., AS IT MAY BE AMENDED FROM TIME TO TIME.

LEGAL DESCRIPTION

GULF COAST TOWN CENTER
PARCEL LYING IN
SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

ALICO INTERCHANGE
PARK RPD / CPD DRI
UNDEVELOPED
ZONED CPD

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 10 AND 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 11 RUN S 89° 43' 15" E ALONG THE NORTH LINE OF SAID SECTION FOR 1,844.61 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY; THENCE RUN S 01° 00' 30" W ALONG SAID RIGHT-OF-WAY LINE FOR 841.27 FEET TO THE POINT OF BEGINNING.

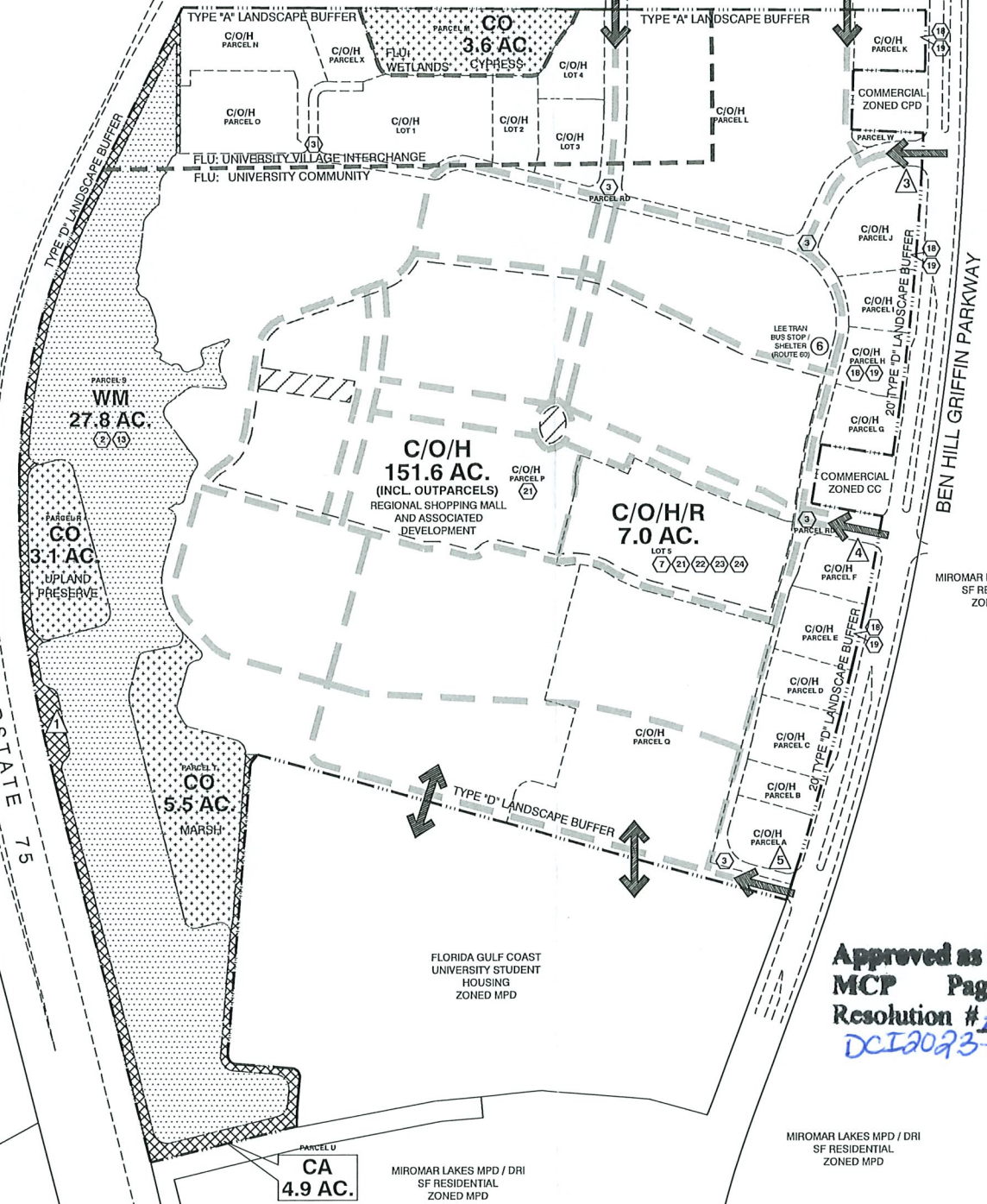
FROM SAID POINT OF BEGINNING CONTINUE S 01° 00' 30" W ALONG SAID LINE FOR 176.58 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 00° 13' 15") (CHORD BEARING S 01° 00' 08" W) (CHORD 38.25 FEET) FOR 38.25 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2923, PAGE 4025, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN ALONG THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: N 88° 46' 15" W FOR 256.00 FEET; S 01° 51' 05" W FOR 209.56 FEET; S 87° 31' 36" E FOR 256.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 06° 34' 47") (CHORD BEARING S 05° 45' 48" W) (CHORD 1,139.14 FEET) FOR 1,139.77 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2884, PAGE 575 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTH, WEST AND SOUTH BOUNDARY OF SAID PARCEL THE FOLLOWING COURSES: N 80° 56' 19" W FOR 256.00 FEET; S 09° 40' 30" W FOR 209.56 FEET; S 79° 42' 10" E FOR 256.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,925.00 FEET (DELTA 08° 01' 38") (CHORD BEARING S 14° 18' 40" W) (CHORD 1,389.37 FEET) FOR 1,389.51 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3956, PAGE 4074 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL AND THE NORTHERLY AND WESTERLY BOUNDARIES OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2005000180554 OF SAID PUBLIC RECORDS THE FOLLOWING COURSES: N 74° 33' 48" W FOR 1,935.71 FEET; S 36° 09' 50" W FOR 40.37 FEET; S 04° 31' 16" W FOR 1,025.61 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET (DELTA 90° 00' 00") (CHORD BEARING S 40° 28' 44" E) (CHORD 42.43 FEET) FOR 42.12 FEET TO A POINT OF TANGENCY; S 85° 28' 44" E FOR 198.57 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET (DELTA 90° 00' 00") (CHORD BEARING S 40° 28' 44" E) (CHORD 42.43 FEET) FOR 42.12 FEET TO A POINT OF TANGENCY; S 04° 31' 16" W FOR 116.46 FEET; S 01° 38' 35" W FOR 56.21 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3165, PAGE 1800 OF SAID PUBLIC RECORDS; THENCE RUN S 76° 08' 03" W ALONG SAID NORTHERLY BOUNDARY FOR 527.60 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N 14° 14' 00" W FOR 1,370.44 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,635.58 FEET (DELTA 05° 11' 12") (CHORD BEARING N 11° 13' 24" W) (CHORD 594.68 FEET) FOR 584.95 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,635.58 FEET (DELTA 05° 11' 12") (CHORD BEARING N 01° 33' 17" W) (CHORD 509.98 FEET) FOR 510.15 FEET TO A POINT OF COMPOUND CURVATURE; NORTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,197.83 FEET (DELTA 25° 28' 45") (CHORD BEARING N 13° 46' 41" E) (CHORD 989.32 FEET) FOR 977.35 FEET TO A POINT OF TANGENCY; N 26° 31' 03" E FOR 786.12 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4161, PAGE 4130 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S 89° 43' 15" E ALONG SAID BOUNDARY LINE FOR 2,628.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.52 ACRES, MORE OR LESS.

BEARINGS HEREINAFTER MENTIONED ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST AS BEARING S 89° 43' 15" E.

INTERSTATE 75

VILLAGE OF
SAN CARLOS DRI
(THREE OAKS)
MULTIFAMILY
RESIDENTIAL
(TOWNHOUSES)
ZONED RPD



Approved as Exhibit C
MCP Page 1 of 1
Resolution # 2-24-017
DCI2023-00031

NOT VALID
WITHOUT
SPECIAL
APPROVAL
BY
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REVISED PER COUNTY COMMENTS
REQUEST FOR ADMIN. AMENDMENTS
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REVISED PER COUNTY COMMENTS
DATE
5-16-19

GCTC HOLDINGS, LLC

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA 34683
TRANSPORTATION TRAFFIC
SURVEYING
PHONE (727) 789-9500
FAX (727) 789-9502
AVID GROUP, INC.

GULF COAST TOWN CENTER
LEE COUNTY, FL

PUD MAP EXHIBIT

1

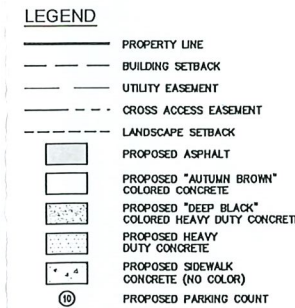
PROPERTY DEVELOPMENT REGULATIONS

RESIDENTIAL	Min. Lot Dimensions			Minimum Setbacks (3) (4)							
Residential Uses*	Area (sq.ft.)	Width (ft.)	Depth (ft.)	Side (ft.)	Rear (ft.)	Front/ Road (ft.)	Water Body (ft.)	Max. height (ft.) (5) (6)	No. of Habitable Floors	Min. Building Separation (ft.) (1)	Max. Lot Coverage (%) (2)
Townhouse	2,800	30	80	0	10	* 20	20	45	3	(1) 8	55
Multi-Family	22,500	100	100	15	10	20	20	60 95	5 8	(1) 8	55
Clubhouse Area/ Recreational Facility	n/a	n/a	n/a	15	20	20	20	45	n/a	(1) 8	n/a
Accessory Structures	n/a	n/a	n/a	5	5	* 20	10	45	n/a	10 8	n/a
Pool Deck	n/a	n/a	n/a	5	5	20	10	n/a	n/a	n/a	n/a
* 12 ft. with side or rear entry garage											

C/O/H Uses	Min. Lot Dimensions			Minimum Setbacks (3)							
COMMERCIAL/OFFICE/ HOTEL	Area (sq.ft.)	Width (ft.)	Depth (ft.)	Side (ft.)	Rear (ft.)	Front/ Road (ft.)	Water Body (ft.)	Max. height (ft.) (5) (6)	No. of Habitable Floors	Min. Building Separation (ft.) (1)	Max. Lot Coverage (%) (2)
Accessory Structures	n/a	n/a	n/a	5	5	10	10	45	n/a	10 or (1) 8	n/a
Commercial											
Office	10,000	75	100	15	15	25	20	45	3	(1) 8	55
Retail	10,000	75	100	15	15	25	20	45	3	(1) 8	55
Hotel	22,500	150	150	15	15	25	20	75	5	(1) 8	55

NOTES:

- (1) Where two or more principal buildings are located on a development tract, the minimum separation between the buildings shall be the greater of one-half of the sum of their heights, or 20 feet 8 feet. Also, see LDC Section 34-2221(1)a. for commercial subdivision setbacks.
- (2) Lot coverage means that portion of the lot area, expressed as a percentage, occupied by all roofed buildings or structures.
- (3) Zero-lot line setbacks are allowed when a subdivision tract/parcel line will coincide with the common wall(s) of a multiple occupancy building (commercial or residential). Also, see LDC Section 34-2221(1)a. for commercial subdivision setbacks.
- (4) Minimum setbacks from the PUD boundaries shall be one-half the height of the building or structure, but in no case shall the distance be less than 20 feet.
- (5) Maximum building or structure height shall be subject to compliance with the Airport Hazard Zone height limitations, if applicable. See LDC Sec. 34-2175.
- (6) Maximum building or structure height shall not exceed 45 feet on the outparcels that abut Ben Hill Griffin Parkway.



- NOTES:
1. THE CONSTRUCTION PLANS COMPLY WITH LEE PLAN.
 2. PER Z08-046, FOUR (4) FAST FOOD RESTAURANTS ARE ALLOWED WITHIN GULF COAST TOWN CENTER.
 3. PDQ (0052014-00029) IS THE THIRD FAST FOOD RESTAURANT WITHIN THE GULF COAST TOWN CENTER.
(PREVIOUSLY INCLUDED MCDONALDS AND POLLO TROPICAL)

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

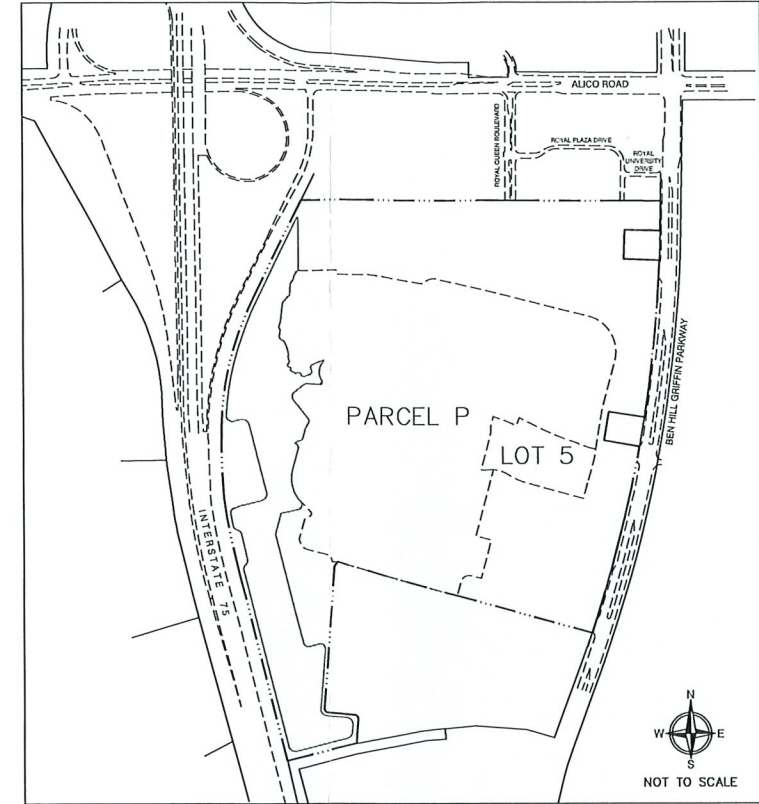
EXHIBIT E

GULF COAST TOWN CENTER

PARCEL P & LOT 5 BICYCLE & PEDESTRIAN FACILITIES & AMENITIES AND PARKING EXHIBIT

SITE LOCATION

NOT TO SCALE



SITE LEGEND

- GULF COAST TOWN CENTER DRIPUD BOUNDARY
- LIMITS OF PARCEL P & LOT 5 (PROPOSED)
- EXTERNAL VEHICULAR ACCESS POINTS
- INTERNAL VEHICULAR CIRCULATION
- INTERNAL PEDESTRIAN CIRCULATION
- BUILDINGS (EXISTING)
- PARKING AREAS (EXISTING & PROPOSED)
- LEE TRAN BUS STOP / SHELTER
- BICYCLE RACK (NO. SPACES EXISTING OR PROPOSED)

REQUIRED PARKING:

Unit of Measure	Multiple-Family (Multiple-Use Development)	Multiple-Occupancy Complex with floor area of 350,000 Sq.Ft. or more	Total Required
	273 Units 10,583 Sq.Ft. (Clubhouse)	1,009,945 Sq.Ft.	
Parking Rate	2.0 / Unit + 10% (0.2 / Unit) for Guest Parking + 3.5 / 1,000 Sq.Ft. for Clubhouse	4.275 / 1,000 Sq.Ft. (5% reduction)	
Parking Spaces	637.6	4,317.5	4,955

PROPOSED PARKING:

AREA LOCATION	NO. SPACES
1 Bass Pro Shops (E)	711
2 Belk (N)	389
3 JC Penney (N)	667
4 Best Buy (W1)	115
5 Best Buy (W2)	4
6 West Village (N-S)	148
7 West Village (E-W)	213
8 Central Village	93
9 East Village	231
10 Golf Galaxy (E)	95
11 Regal Cinema (N)	826
12 Burlington (N)	1,056
13 Apartments (garage)	383
14 Apartments (surface)	81
TOTAL PARKING SPACES	5,012

BICYCLE PARKING:

REQUIRED:
5% OF REQUIRED VEHICLE SPACES
FOR THE FIRST 1,000 SPACES, THEN
4 / 500 SPACES THEREAFTER
 $(1,000 \times 0.05) + (4,012 \times 4 / 500) = 83 \text{ REQ.}$

PROPOSED: ONSITE	OFFSITE
EXISTING 29	0
PROPOSED 58	5
TOTAL 87	5



GCTC HOLDINGS, LLC

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA 34683
TRANSPORTATION SURVEYING
PHONE (727) 789-9500
FAX (727) 789-9501
WWW.AVIDGROUP.COM



GULF COAST TOWN CENTER

LEE COUNTY, FL

PARCEL P & LOT 5
BICYCLE & PEDESTRIAN FACILITIES & AMENITIES
AND PARKING EXHIBIT

1

EXHIBIT F

Exhibit "G"

gulf coast **TOWN CENTER**

Signage Plan for
Gulf Coast Town Center

Submitted by
White Sign Co.

Date: 4/16/2020

Contact: Jeffrey Preston
GCTC Holdings LLC
c/o North American Development Group
400 Clematis Street, Suite 201
West Palm Beach, FL 33401

work: 561-762-9099
email: jwpreston@nadg.com



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Section 9:	Leased Out Parcel Single Occupancy Signs	Page 6
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Exhibit C:	Alico Road Monument	Page 9
Exhibit D:	Ben Hill Griffin Monuments, A2 - A4	Page 10
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SIGNAGE PLAN FOR GULF COAST TOWN CENTER

Section 1: Purpose and Intent

The purpose and intent of this sign package is the same as that set forth in section 30 of the Land Development Code: to facilitate the implementation of the goals, objectives and policies set forth in the Lee County Comprehensive Plan relating to sign control and protection of areas from the incompatible uses; promote convenience, safety, property values and aesthetics, be establishing a set of standards for the erection, placement, use and maintenance of signs which will grant equal protection and fairness to all property owners in Lee County; and encourage signs which help to visually organize the activities of the County, lend order and meaning to business identification, and make it easier for the public and business identification, and make it easier for the public and business delivery systems to locate and identify their destinations.

The objective of this section is to establish requirements for the placement of on-premises and off-premises signs, in order to preserve and protect the health, safety, welfare and general well being of the community's citizens.

The regulation of the placement, installation and maintenance of signs is further justified by their innate scheme and primary purpose to draw mental attention to them, potentially to the detriment of sound driving practices and the safety of the motoring public to which a majority of signs is oriented. Therefore, it is the intent of this section to regulate the size and location of the on-premises and off-premises signs so that their purpose can be served without unduly interfering with motorists and causing unsafe conditions. It is also the objective of this action to protect and preserve the aesthetic qualities of Gulf Coast Town Center and the surrounding community by regulating the placement of signs.

The aesthetic impact of on-premises and off-premises signs is an economic fact that may bear heavily upon the enjoyment and value of property; therefore the regulation of signs is validly justified on the basis of conserving the value of property and encouraging the most appropriate use of land throughout the county. It is contended that it is not irrational for a community's citizen to plan their physical surroundings in such a way that unsightliness is minimized.

These requirements are an important means by which the community can assert control over its physical environment. The end result is not just a more visually attractive environment, but one in which business within the community can actually communicate more effectively to their customers.

Section 2: Justification for Signage Plan for Gulf Coast Town Center

Gulf Coast Town Center meets the intent of Lee County Comprehensive Plan having created a land use that is consistent with current market conditions and that promotes innovative and creative project design. The proposed development will consist of a multi-occupancy mixed use complex containing a town center and free standing commercial and residential buildings. Gulf Coast Town Center is bounded to the West by I-75, the East by Ben Hill Griffin Parkway and obtains vehicular access to Alico Road via an access easement to the North through the University Plaza site; a signage easement is already in place for Gulf Coast Town Center at this Alico Road accessway.



The location of this project needs appropriate signage not only for the safe routing of internal and neighborhood traffic, but also for the traveling public using I-75. Appropriate signage within the development will also encourage the desired internal capture of vehicular traffic. Building within this multiple-occupancy complex may be situated so the back of some of the buildings face towards the exterior roadways, and in order to provide the public traveling on I-75, Alico Road or Ben Hill Griffin Parkway, safe and efficient signage, it will be necessary to allow signage on any side of any building facing the main perimeter roadway/highway.

All of the above situations speak to the need for a creative and unified signage plan. The following plan provides cohesiveness and aesthetic relief to the site.

Section 3: Compliance

The attached Signage Plan for Gulf Coast Town Center identifies specific coded signs approved in conjunction with the deviation from Section 30-153 of the Land Development Code for the Commercial Planned Development known as Gulf Coast Town Center MPD identified under Case No. DCD2019-00011.

County LDC will not apply to Gulf Coast Town Center unless specifically referenced herein.

Section 4: Future Administration Deviations

Deviations from this signage plan may only be approved through the Lee County administration process with written verification from the North American Development Group.

Section 5: Permit Required

It shall be unlawful to erect construct, alter, or display any sign within Gulf Coast Town Center, without first obtaining a permit indicating compliance with the provisions and regulations of the Signage Plan, except as defined below.

This section shall not require a permit for the repair or maintenance of a sign for which a permit has previously been issued, so long as the sign is not modified in any way. A permit shall not be required for a new business making any changes on any existing sign, so long as the sign area is not increased, and the new sign is consistent with this sign plan.

Exclusions:

- Gulf Coast Town Center Logo
- Internal wayfinding, directional, and traffic regulatory signs
- Internal signs 20 feet or less in height
(Over 20 ft. to be reviewed by Lee County for structural only)
- Internal signs less than 40 square feet in area
(40 sq. ft. plus. to be reviewed by Lee County for structural only)
- Non-illuminated signs
(Internal illumination signs are to be reviewed by Lee County for electrical only)
- Pedestrian Walkway and Parking Lot Light Pole banners
(refer to Exhibits A, J, K and L for sign dimensions and locations)



Section 6: Fees

Fees for permits under this plan shall be in accordance with the sign permit fees in Section 30-54 of the Land Development Code.

Section 7: Limitations Generally

a. Signs shall be allowed subject to the following general limitations:

A sign shall be set back a minimum of fifteen (15) feet from the legal front property line. There shall be no minimum setback for the side or rear property.

The sign may be illuminated with internal illumination.

A separate sculptural fountain or water feature (not a "sign") may be animated with lighting devices that change color, alternate illuminating and slow motion as long as the

artificial light used to illuminate the feature is screened in a manner that prevents the light source from being visible from any abutting right-of-way or adjacent property.

All allowed off-site signs should be located within a "signage easement" and identified on the plat of Gulf Coast Town Center or by some other acceptable recorded document.

Wall signs can be located on any side (front, side or rear) of any building and shall not exceed ten percent of the wall area.

b. Individual businesses, offices or institutional establishments located within the multiple-occupancy complex shall not be permitted individual ground-mounted identification signs.

Section 8: Identification Signs – Number, Locations & Sizes

The following permanent signs shall be allowed within Gulf Coast Town Center, which is a multiple-occupancy complex center with the leased and fee simple out parcels.

1. I-75 Identification Sign "I"

A main identification sign shall be permitted on I-75 as indicated in Exhibits A and B and, provided that,

Refer to the exhibits for sign dimensions and location

The sign may be internally illuminated

The sign shall be set back a minimum of 15 feet from the rights-of-way of I-75.

2. Alico Road Identification Sign "A1"

A main identification sign shall be permitted on Alico Road as indicated in Exhibits A and C and, provided that,

Refer to the exhibits for sign dimensions and location

The sign may be internally illuminated

The sign shall be set back a minimum of 15 feet from the rights-of-way of Alico Road.

3. Secondary Identification Sign "A2, A3, A4"

Three (3) Secondary identification signs shall be permitted along Ben Hill Griffin Parkway, as indicated in Exhibits I and D, provided that:
 Refer to the exhibits for sign dimensions and locations
 The sign may be internally illuminated
 The sign shall be set back a minimum of 15 feet from the rights-of-way of Ben Hill Griffin Parkway.

4. Village Sign and Directory Sign "C1, C2, C3, C4, D1, D2"

Four (4) village identification and Two (2) directory signs shall be permitted internal to the development, as indicated in Exhibits E, F, G, H, I and M, provided that:

Refer to the exhibits for sign dimensions and location
 The sign may be internally illuminated

5. Village Indicator Sign "C1, C2, C3, C4, D1, D2"

Thirty four (34) pedestrian walkway poles, Twenty six (26) parking lot poles and Five (5) parking pole signs shall be permitted internal to the development, as indicated in Exhibits J, K, L, provided that:

Refer to the exhibits for sign dimensions and location

6. Water Feature Sign "H1, H2"

Two (2) water feature signs shall be permitted internal to the development, as indicated in Exhibit M, provided that:

Refer to the exhibits for sign dimensions and location
 The sign may be internally illuminated

7. Bass Pro Shop Sign "E2"

One (1) water feature signs shall be permitted internal to the development, as indicated in Exhibit N, provided that:

Refer to the exhibits for sign dimensions and location
 The sign may be internally illuminated

Section 9: Leased or Fee Simple Out Parcel Single Occupancy Signs

a. Wall Signs: Wall Signs are permitted on any wall facing an arterial street or parking lot provided that the total sign area of the wall sign and any attached marquee or canopy sign does not exceed ten (10%) percent of the wall area.

b. Marquee Signs: Marquee signs are permitted only on marquees or canopies.

c. Sign Content: No sign shall contain any advertising message concerning any business, goods product, services or facilities which are not manufactured, produced, sold, provided or located on the premises upon which the sign is erected or maintained.

Section 10: Measurement of Sign Area

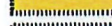
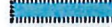
a. The sign area shall be measured from the outside edges of the sign or the sign frame; whichever is greater, excluding the area of the supporting structures provided that the supporting structures are not used for advertising purposes. In the case of wall signs without a border or frame, a polygon is to be drawn around the logo and letters, including all ascenders and descenders, or around each if there is visual separation between the two. (Note: The Gulf Coast Town Center logo is exempt.)

b. When a single structure is used to support two or more signs, or unconnected elements of a single sign, the surface area shall comprise the square footage within the perimeter of a polygon enclosing the outer edges of all the separate signs or sign elements.

c. Where signs are installed back-to-back, one face only is considered as the sign area. If unequal in size, the larger face will be counted.

EXHIBIT A

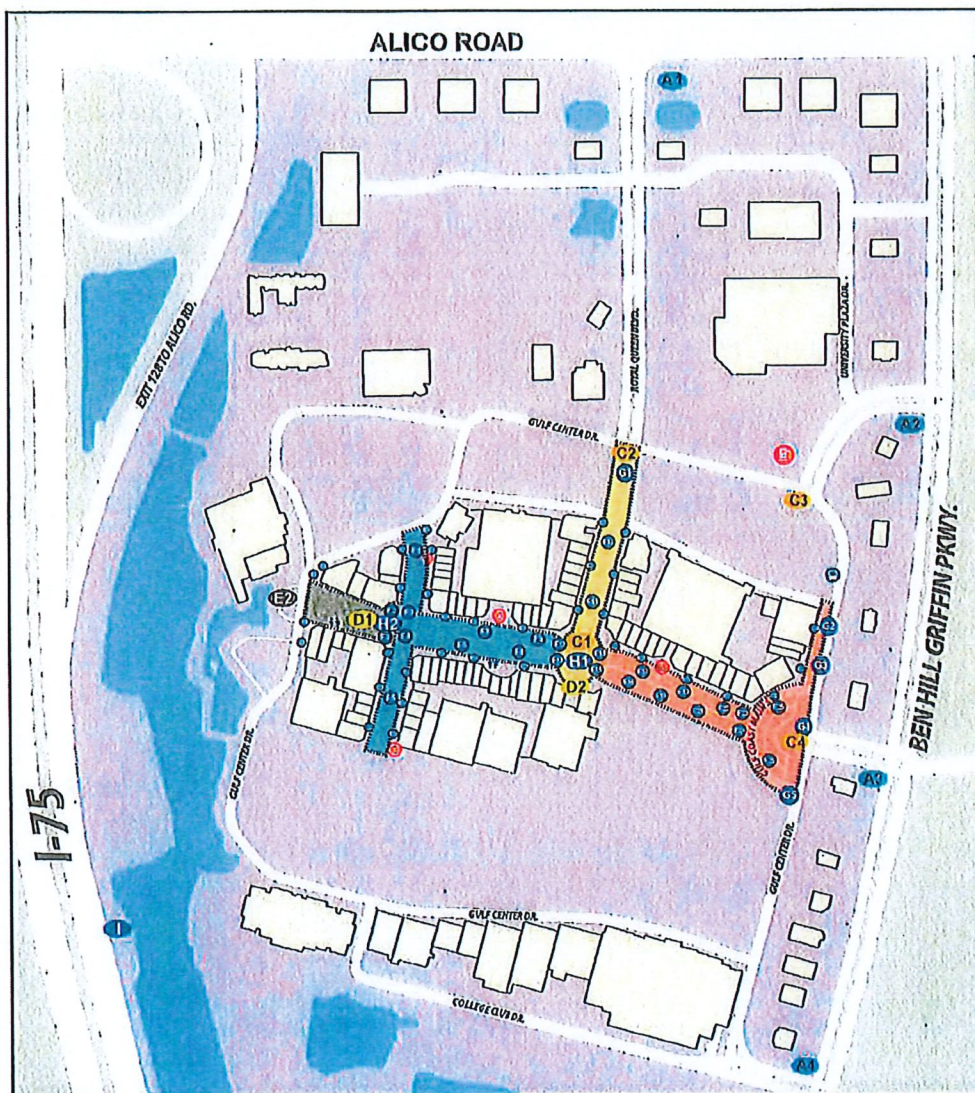
Gulf Coast Town Center
Amended Master Signage Plan

-  EAST VILLAGE
-  CENTRAL VILLAGE
-  WEST VILLAGE
-  COURTYARD



WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com



EXTERNAL SIGNS
I...I-75 Monument Sign
A2 - A4...Monument Signs

EXISTING SIGNS
A...Monument Sign
C...Village Signs
D...Directories

E...Pedestrian Walkway Poles
F...Parking Lot Poles
S/P = Single Panel D/P = Double Panel
G...Parking Poles
H...Water Features
E2...Bass Pro Shop

EXHIBIT C

Gulf Coast Town Center
Entrance Pylons

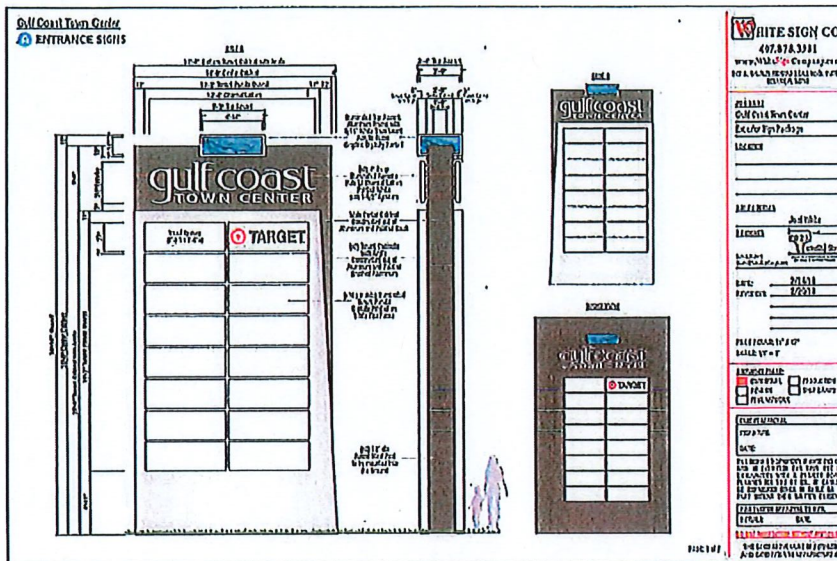


WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@Whitesigncompany.com
www.whitesigncompany.com

Manufactured Signs
Custom Signs
Signs for Sale
Signs for Rent
Signs for Lease
Signs for Hire
Signs for Use
Signs for Display

ALICO ROAD - A1
Repacement Sign



Sign SQ FT: 338'-3"
Height: 30 Feet

EXHIBIT F

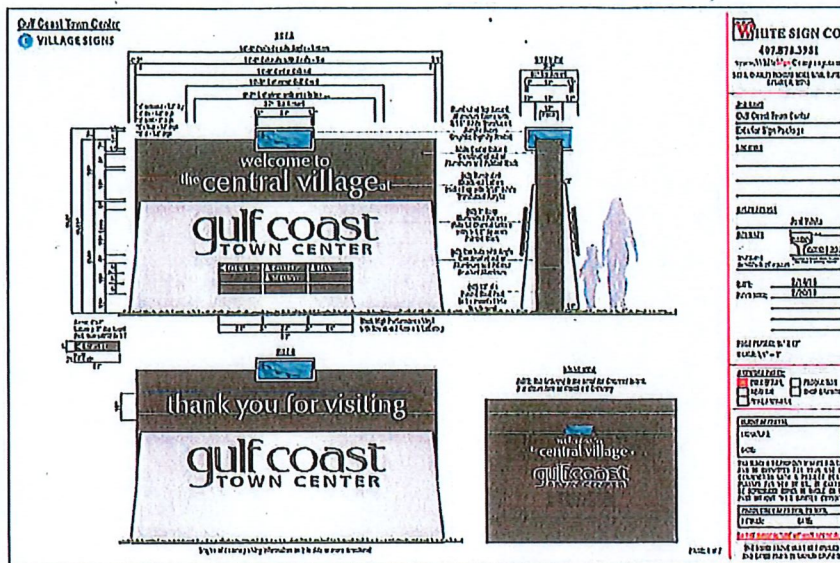
Gulf Coast Town Center
Village Sign



WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

C2D/Sided
New Sign



Sign SQ FT: 50'-8"
Monument Size: 16'-8"W x 9'-6"T

EXHIBIT G

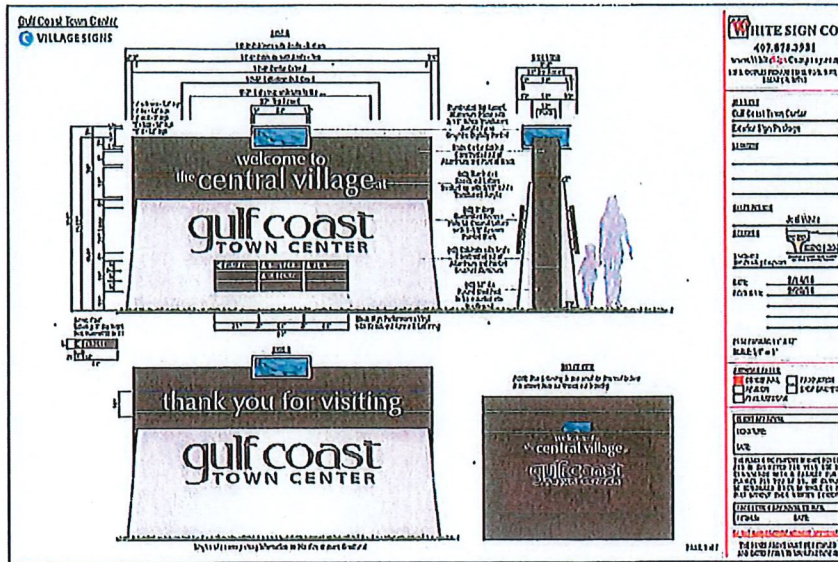
Gulf Coast Town Center
Village Sign



WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

C3, C4 D/Sided
Replacement Signs



Sign SQ FT: 50'-8"
Monument Size: 16'-8"W x 9'-6"T

EXHIBIT I

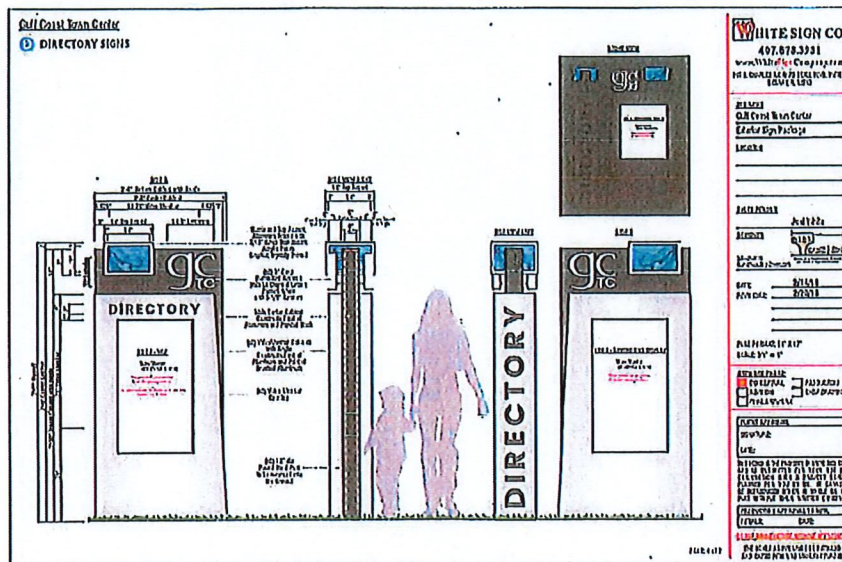
Gulf Coast Town Center
Directory



WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

D2
Replacement Sign



Sign SQ FT: 8'-11"
Monument Size: 3'-6"W x 7'-2"T

EXHIBIT J

Gulf Coast Town Center
Village Indicator Sign

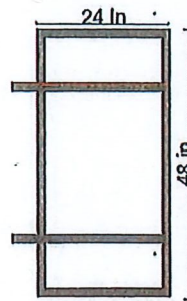
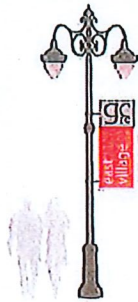


WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@Whitesigncompany.com
www.whitesigncompany.com

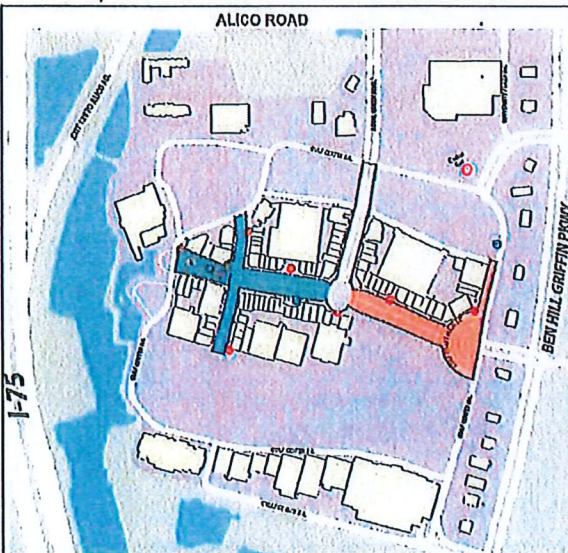
Pedestrian Walkway Poles
New Sign

gulf coast
TOWN CENTER



Pedestrian Walkway Poles

2" ALUMINUM FRAME WITH
203 BRIS (COPY TWO)
MOUNTED ON APPROVED
ENGINEERED BRACKETS



Sign SQ FT: 8'
QTY: 34

EXHIBIT K

Gulf Coast Town Center
Village Indicator Sign

WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

Parking Lot Poles
New Sign

gulf coast
TOWN CENTER

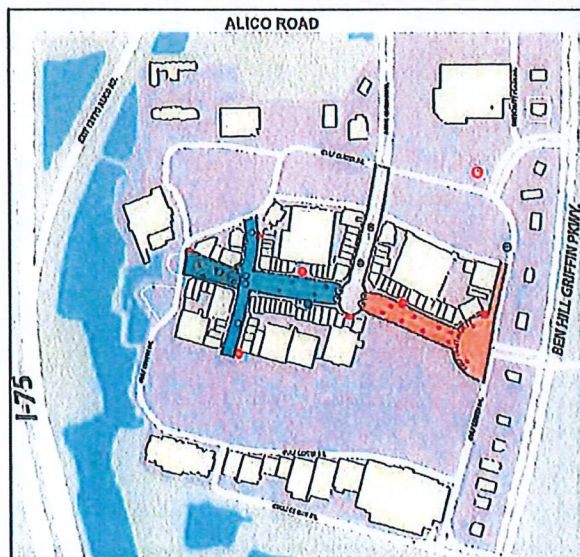
Single Panel Double Panel

Parking Lot Poles

30 in 60 in

3' ALUMINUM FRAME WITH
ALL SIGNS (COPY TO)
INSTALLED ON 12' TALL
DOUBLE SIDED POLES

319113
W. H. SCHREINER



① Double Sided POLE

② Double Sided POLE

Sign SQ FT: 12'-6"
QTY: 26 (10 D/S)

EXHIBIT L

Gulf Coast Town Center
Village Indicator Sign

WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@WhiteSignCompany.com
www.whitesigncompany.com

Parking Poles
New Sign

gulf coast
TOWN CENTER

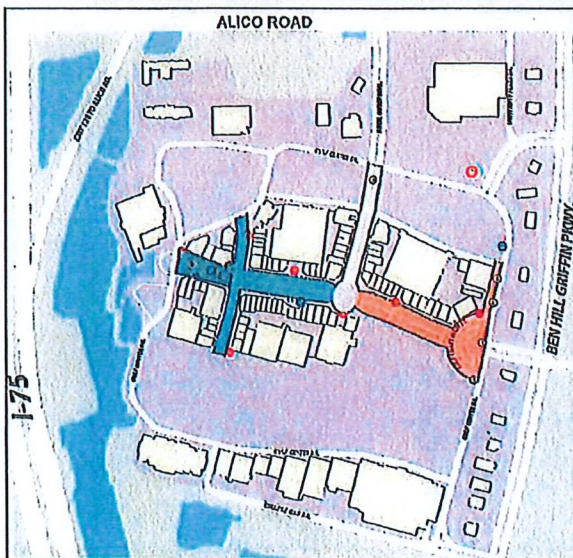
Version B Version A

Parking Poles - 2 versions

36 in 95 in

2" ALUMINUM FRAME WITH
450 SIGNS (COPY TWO)
MOUNTED ON APPROVED
ENGINEERING BRACKETS

E319113
11-1-2024-2025



Sign SQ FT: 24'
QTY: 5

EXHIBIT M

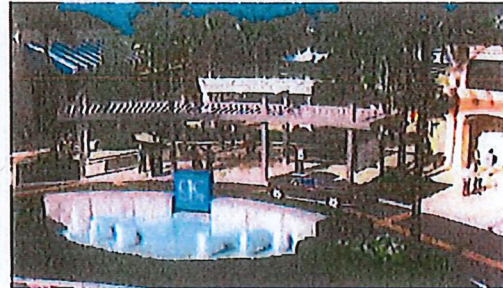
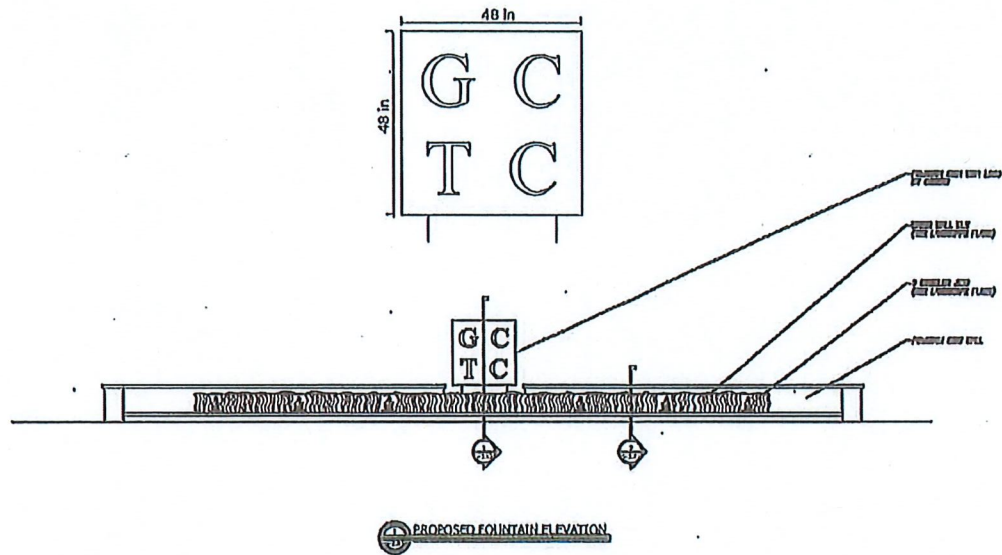
Gulf Coast Town Center
Water Feature Signage



WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@Whitesigncompany.com
www.whitesigncompany.com

H1, H2
New Sign



Sign SQ FT: 16' D/S
QTY: 2

EXHIBIT N

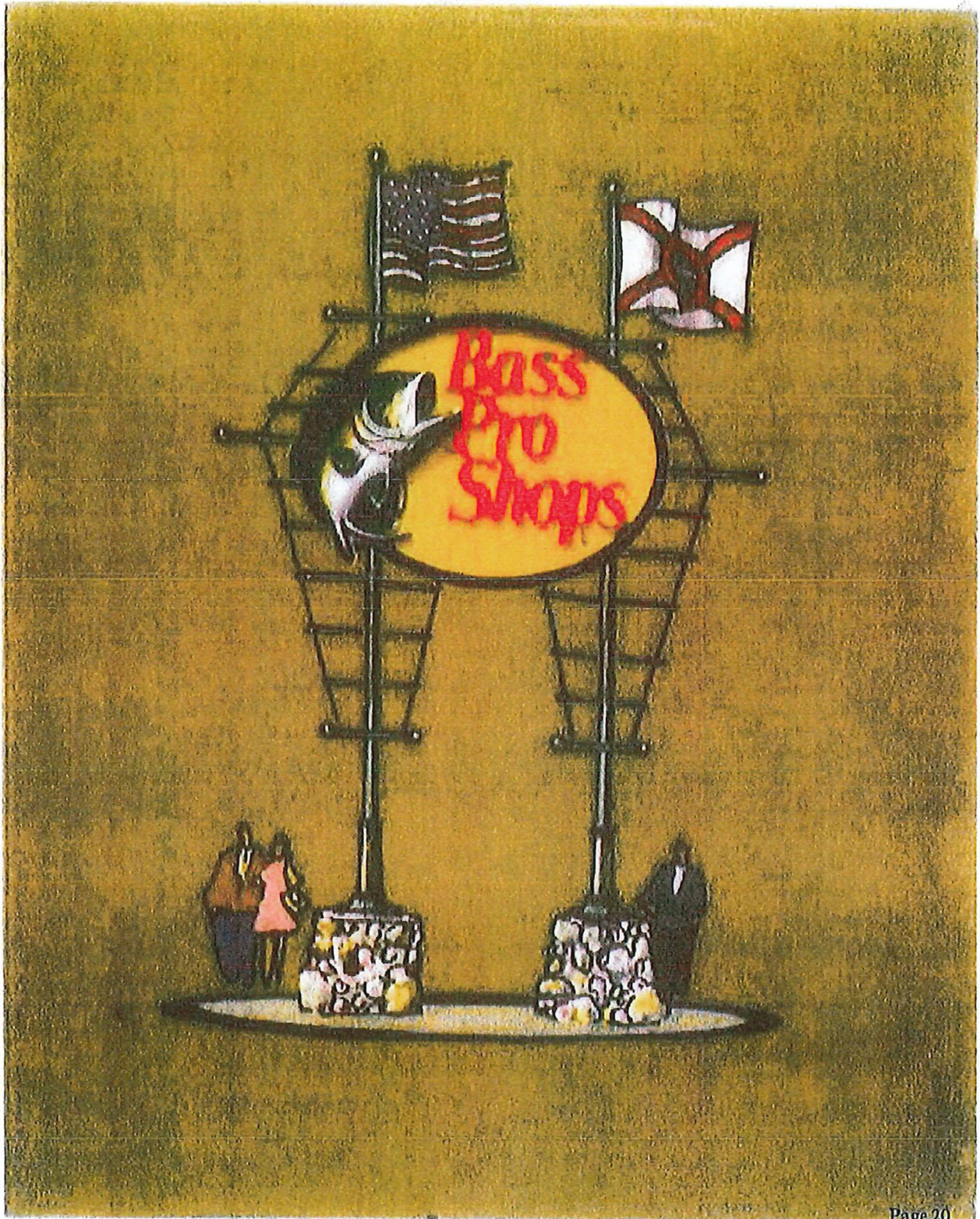
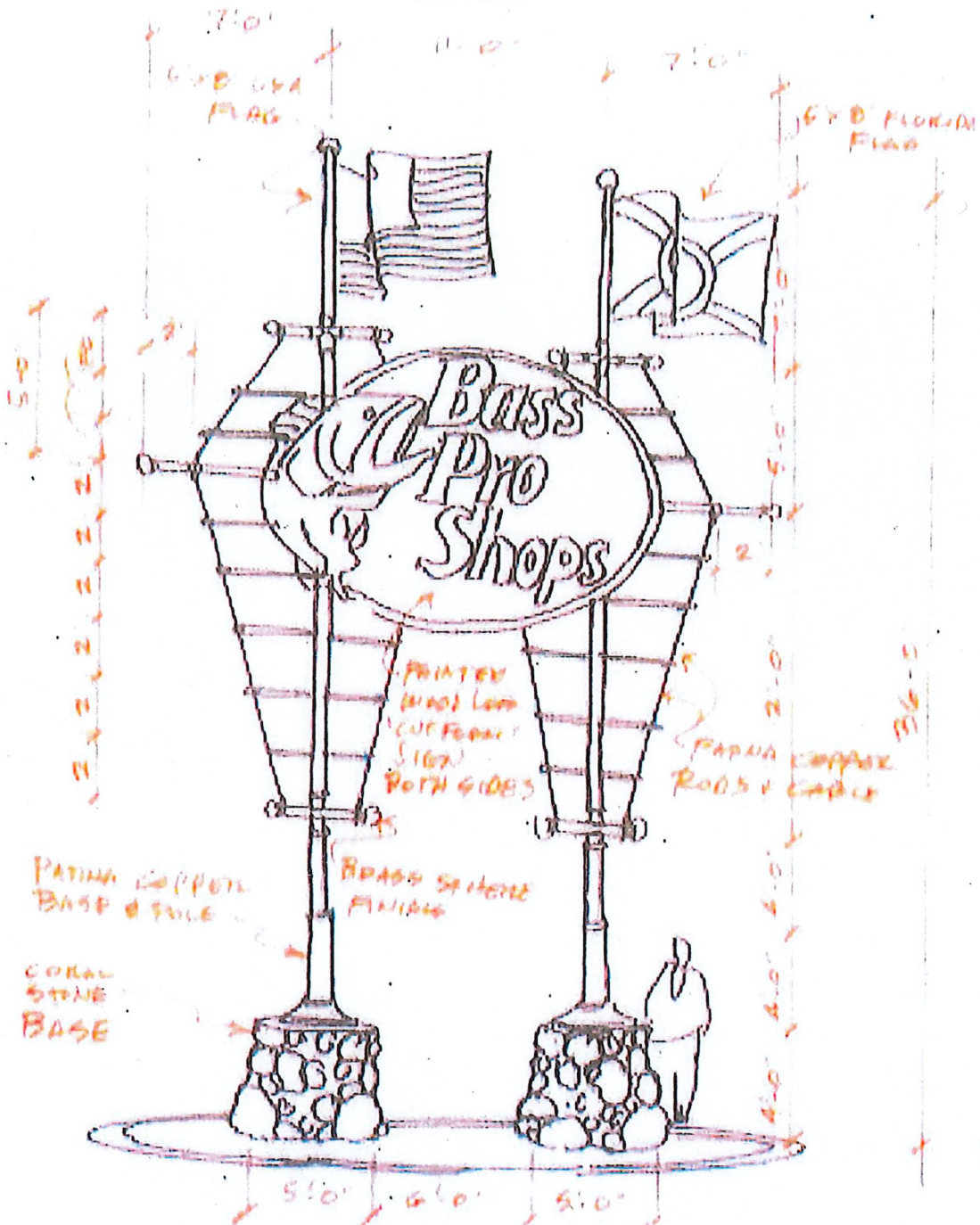
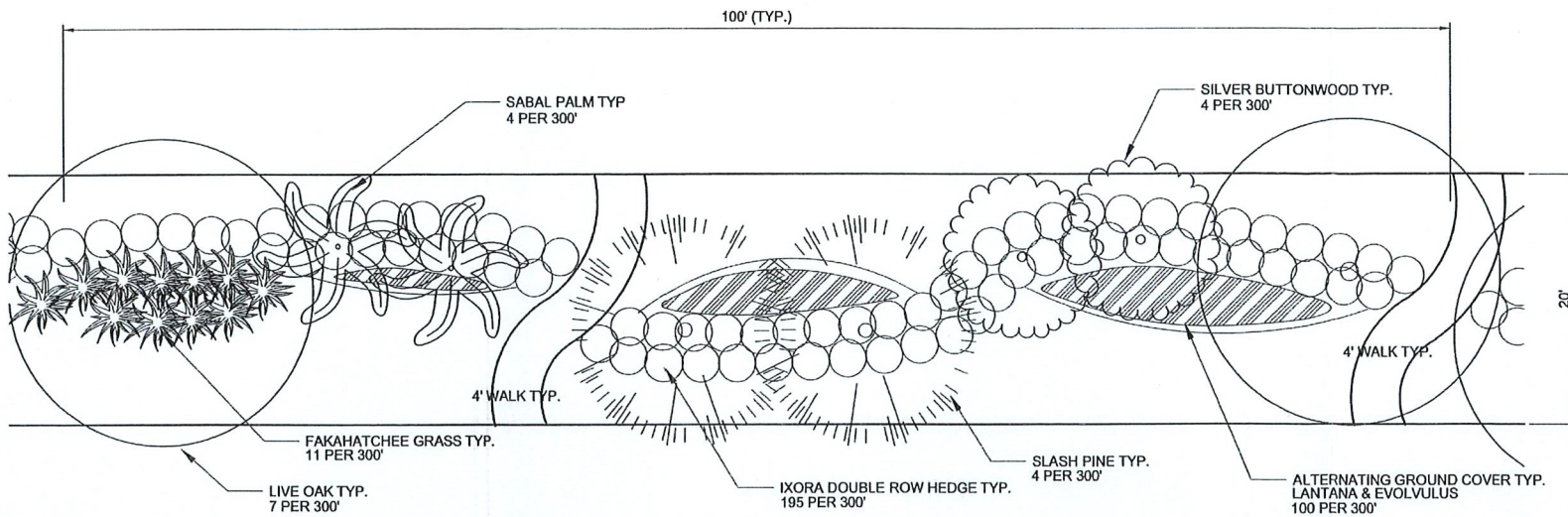


EXHIBIT N

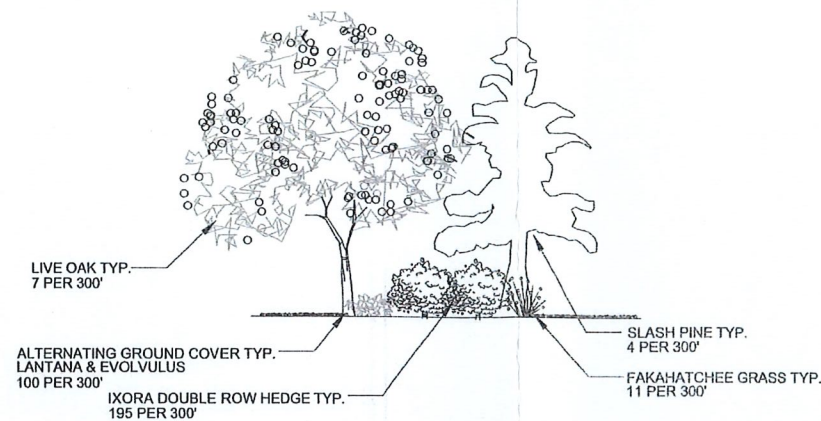


FORT MYERS / CAN
AUG 20, 2006

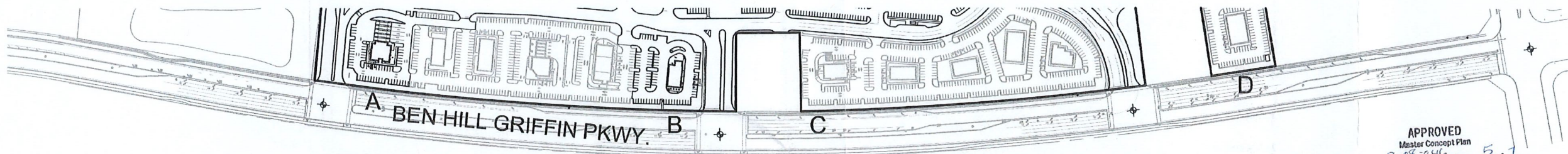


1 20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (100' TYPICAL PLAN)

- NOTES:
1. Coordinate tree placements with appropriate view sheds.
 2. Walk and tree placements to be coordinated with utilities easement.
 3. Any shrubs within easements will be replaced at owners expense per Z-00-0024.
 4. Palms' heights to vary-12' and 14'.
 5. Walks to be placed only at strategic locations to tie in with pedestrian access of mail.



2 20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (TYPICAL SECTION)



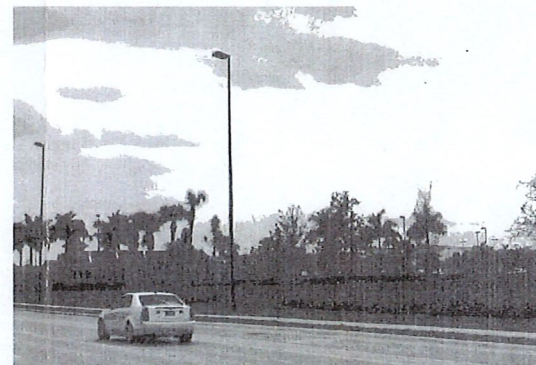
APPROVED
Master Concept Plan
Site Plan # 2-06-046 Page 5 of 7
Subject to conditions in Resolution 2-06-046
Case # DCI 2008-00009



A 1 EXISTING FIFTH THIRD BANK



B 1 EXISTING MCDONALDS



C 1 EXISTING VACANT PARCEL



D 1 EXISTING PUMP STATION



A 2 EXISTING FIFTH THIRD BANK



B 2 EXISTING MCDONALDS



C 2 EXISTING VACANT PARCEL



D 2 EXISTING PUMP STATION

3 BEN HILL GRIFFIN PARKWAY BUFFER IMAGES

JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1559
FORT MYERS, FLORIDA 33902-1559
PHONE (239) 334-0046
FAX (239) 334-3951
E.B. #642 & L.B. #642

GULF COAST TOWN CENTER CMBS, LLC
(A DELAWARE LIMITED LIABILITY COMPANY)
CBL CENTER, SUITE 500
2030 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421-6000
423-553-8792 PHONE
423-954-2970 FAX

GULF COAST TOWN CENTER
Lee County, Florida

REVISIONS	NO.	DESCRIPTION	DATE

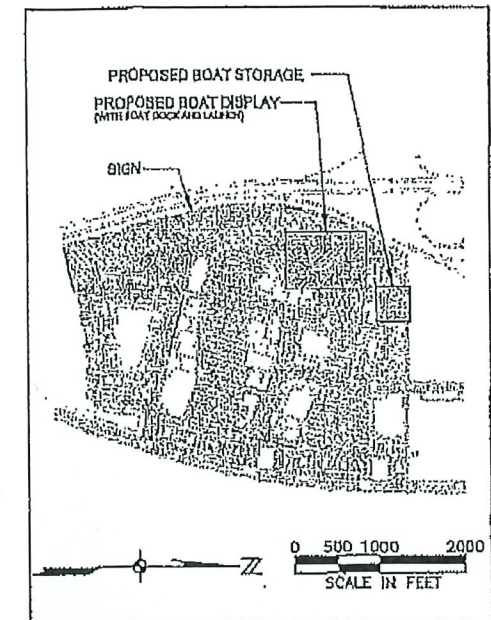
DATE: FEBRUARY 2008
PROJECT NO. 20034018
FILE NO. 10-46-25
SCALE: As Shown

LANDSCAPE
BUFFER DETAILS

SHEET NUMBER

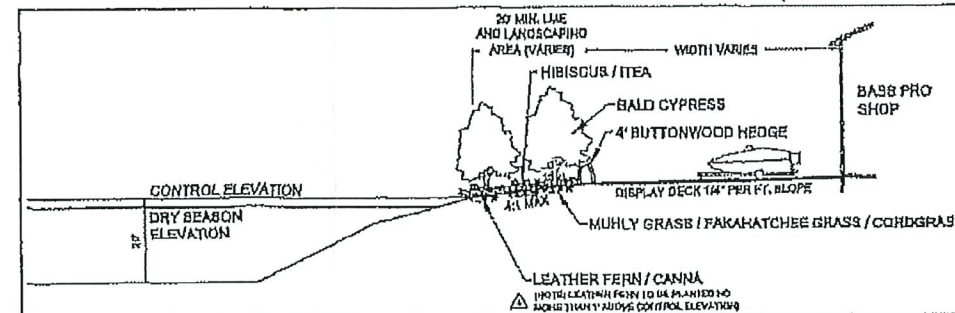
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EXHIBIT H

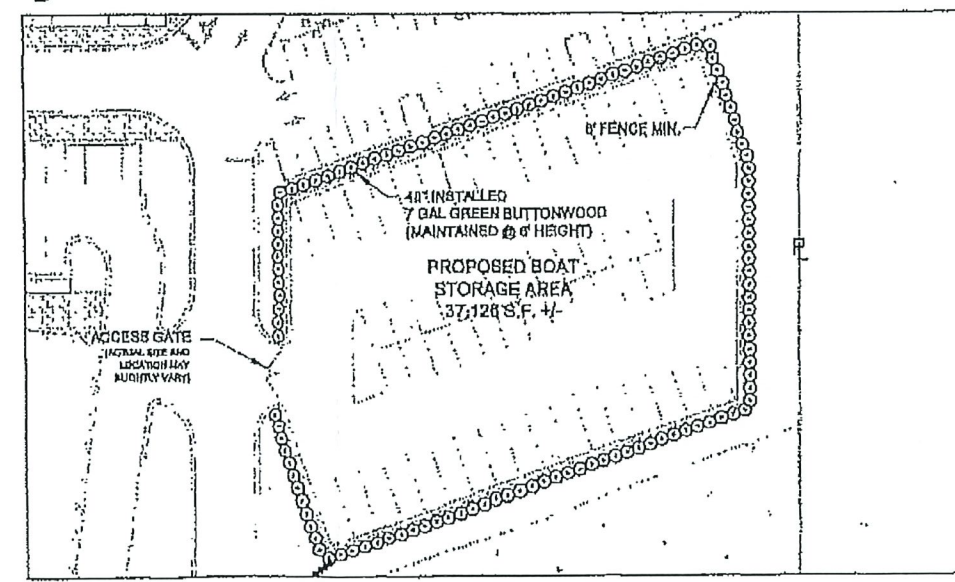
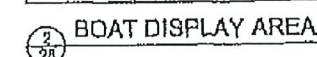


LOCATION KEY MAP

⚠️ NOTE: PRIOR TO REQUEST FOR A CERTIFICATION OF COMPLIANCE, A MINOR CHANGE MUST BE SUBMITTED TO ES STAFF FOR REVIEW AND APPROVAL FOR SPECIFIC DETAILS ON BUILDING PERIMETER AND ENLARGED BUILDING PERIMETER PLANTINGS. THE SUBMITTED PLANS INDICATE A PLANT PALETTE AND SCHEMATIC DESIGN BUT DO NOT INDICATE THE FINAL DESIGN FOR THE REQUIRED PLANTS. PLEASE NOTE THAT BUILDING PERIMETER IS LIMITED TO 10% TURFGRASS AND THE PLANTS MUST BE INSTALLED AT 24 INCHES AT A MINIMUM. PLANTINGS SHALL MEET SIZES AND SPECIES LISTED IN THE PLANT SCHEDULE UNLESS OTHERWISE APPROVE BY LEE COUNTY ENVIRONMENTAL SCIENCES.



BOAT DISPLAY AREA SECTION



BOAT STORAGE AREA

BOAT DISPLAY AREA BUFFERING TYPICAL ELEVATION

△ NOTE: ALL LANDSCAPE MUST BE INSTALLED WITH ITS APPROPRIATE PHASE.

BOAT STORAGE & DISPLAY AREA PLANT SCHEDULE A[illegible]

LANDSCAPE BUFFER PLANTING NOTES

1) THE FOLLOWING LANDSCAPE BUFFER PLANTINGS ARE BEING PROVIDED IN ADDITION TO THE REQUIREMENTS OF SECTION 10-16 LANDSCAPE BUFFER STANDARDS:

2) THE ADDITION OF A ROW OF PLANTS SHALL BE LOCATED FORTY FEET WITH THREE PALM PER CLUSTER AT A MAXIMUM OF 10' FROM THE CURB AND A MAXIMUM DISTANCE OF 20' TO 25' FROM THE PROPERTY. PALMS SHALL BE PLANTED IN GROUPS OF FIVE TO TEN, 10' AND 20' AND 30' ON THE LANDSCAPE PLAN SET. AT INSTALLATION, ALL PALMS SHALL BE A MINIMUM OF 12" IN CALIBER.

3) BUFFER SHRUBS, CONSIDERING THE PLANTING AREA IS A WALKWAY, ANY OF THE MOST DISPLAY AREA SHALL BE A MAXIMUM OF 3'0" FROM THE CURB AND 10' FROM THE WALKWAY SURFACE. SUCH SHRUBS SHALL BE PLANTED 3' TO 4' FROM THE CURB COVER THE ENTIRE PLANTING AREA. SHALL BE PLANTED IN GROUPS OF PLANTED AT 20' TO 25' FROM PLANTING. A BUFFER DISTANCE OF 10' FROM WALKWAYS, AROUND THE WALKWAY SURFACE AREA SHALL BE A MAXIMUM OF A DECIDUOUS SHRUB PLANTING WITH A MAXIMUM OF 10' FROM WALKWAYS PLANTED IN A CONTINUOUS LINE TO BE 10' FROM THE CURB. AND THEREIN SHALL BE PLANTED IN THE PLANTING AREA. SHALL BE PLANTED IN THE PLANTING AREA AT 20' TO 25' FROM THE LANDSCAPE PLAN SET.

4) ALL PLANTINGS SHALL BE PLANTED IN THE PLANTING AREA AT 20' TO 25' FROM THE LANDSCAPE PLAN SET.

NOV 28 2005

Environmental Sciences

NEW BOAT DISPLAY & STORAGE AREA
LANDSCAPE EXHIBIT ▲

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
OCT. 2005	20034018-01	10-48-25	As Shown	28

\Projects\2003\4018\GCU cod\Rev\Process + 50 Rev\Rev01_Gol\03\day\4018-01_Phone + LR\Std-10-17-03 port 2.dwg (28 BldgDisplay etc) Add Nov 23, 2005 -- (1)570		
REVISIONS		

▲	PER LEE COUNTY COMMENTS	NOV. 2005
▲	PER LEE COUNTY COMMENTS	DEC. 2005
▲	PER LEE COUNTY COMMENTS	SEPT. 2005
▲	PER LEE COUNTY COMMENTS	SEPT. 2005



**GULF COAST
TOWN CENTER**
 LEE COUNTY, FLORIDA
 The Richard E. Jacoby Group
 20150 Monroe Blvd., Suite 200, Jacksonville, FL 32211-4100
 Phone 904-771-0000



**GULF COAST
TOWN CENTER**
148 CLEMATIS, TAMPA

The Richard E. Jacob Group
2125 Macar Ridge Road, Cleveland, Ohio 44115-1121
Phone 216-771-1444

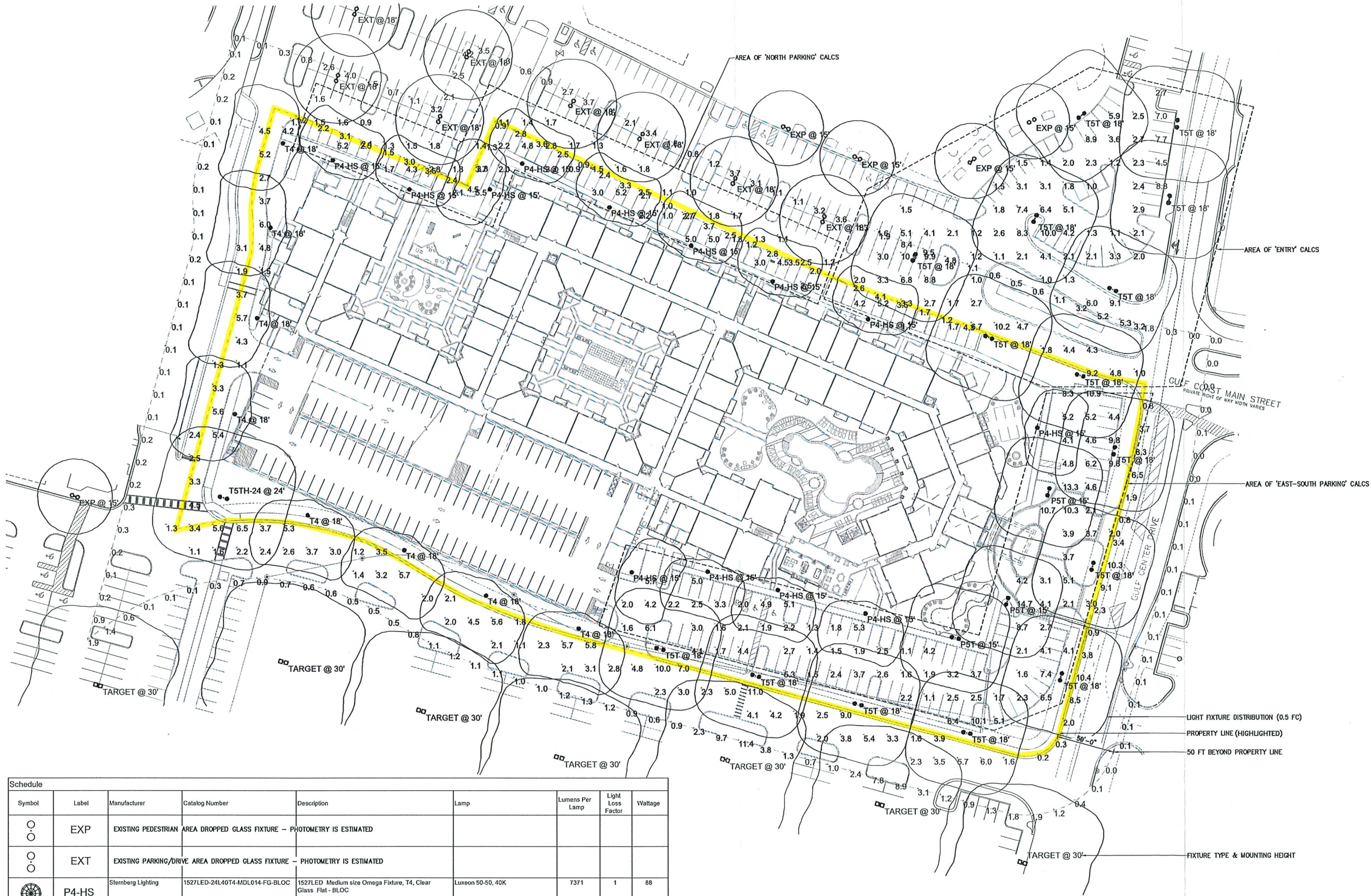
GULF COAST TOWN CENTER
Lee County, Florida

JOHNSON

ENGINEERING

2150 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-6046
FAX (239) 334-3681

NEW BOAT DISPLAY & STORAGE AREA
LANDSCAPE EXHIBIT ▲



Schedule							
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor
○	EXP	EXISTING PEDESTRIAN AREA DROPPED GLASS FIXTURE - PHOTOMETRY IS ESTIMATED					
○	EXT	EXISTING PARKING/DRIVE AREA DROPPED GLASS FIXTURE - PHOTOMETRY IS ESTIMATED					
⊙	P4-HS	Sternberg Lighting	1527LED-24L40T4-MDL014-FG-BLOC	1527LED Medium size Omega Fixture, T4, Clear Glass Flat - BLOC	Luxeon 50-50, 40K	7371	1
⊙	P5T	Sternberg Lighting	1527LED-24L40T5-MDL018-FG	1527LED Medium size Omega Fixture, Flat Glass (AR.) Type T5, Hang Straight	Luxeon	14247	1
□	TARGET	EXISTING TARGET PARKING AREA HID SHOEBOX FIXTURE - PHOTOMETRY IS ESTIMATED					
⊙	T4	Sternberg Lighting	1527LED-32L40T4-MDL018-FG-BLOC	1527LED Medium size Omega Fixture, T4, Clear Glass Flat - BLOC	Luxeon 50-50, 40K	11964	1
⊙	T5T	Sternberg Lighting	1527LED-24L40T5-MDL018-FG	1527LED Medium size Omega Fixture, Flat Glass (AR.) Type T5, Hang Straight	Luxeon	14247	1
⊙	T5TH-24	Sternberg Lighting	1527LED-32L40T5-MDL018-FG	1527LED Medium size Omega Fixture, Flat Glass (AR.) Type T5, Hang Straight	Luxeon	18643	1

1 PHOTOMETRIC PLAN
SL-1.1 SCALE: 1" = 40'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
50 Ft Beyond Property Line	+	1.4 fc	11.4 fc	0.0 fc	N/A	N/A
Drive Lane (South & West)	+	3.7 fc	11.0 fc	1.1 fc	10.0:1	3.4:1
East-South Parking	+	4.2 fc	14.7 fc	1.1 fc	13.4:1	3.8:1
Entry	+	3.9 fc	10.5 fc	1.0 fc	10.5:1	3.7:1
North Parking	+	2.3 fc	5.5 fc	0.9 fc	6.1:1	2.6:1
Property Line	+	3.2 fc	10.4 fc	0.2 fc	52.0:1	16.0:1

ISSUE

PRELIMINARY PHOTOMETRICS
03/19/2021
D.O. SUBMITTAL
04/23/2021
D.O. RESUBMITTAL
04/29/2021

Gulf Coast Town Center Apartments

FOR:
NORTH AMERICAN DEVELOPMENT GROUP
LOCATED AT:
LEE COUNTY, FLORIDA

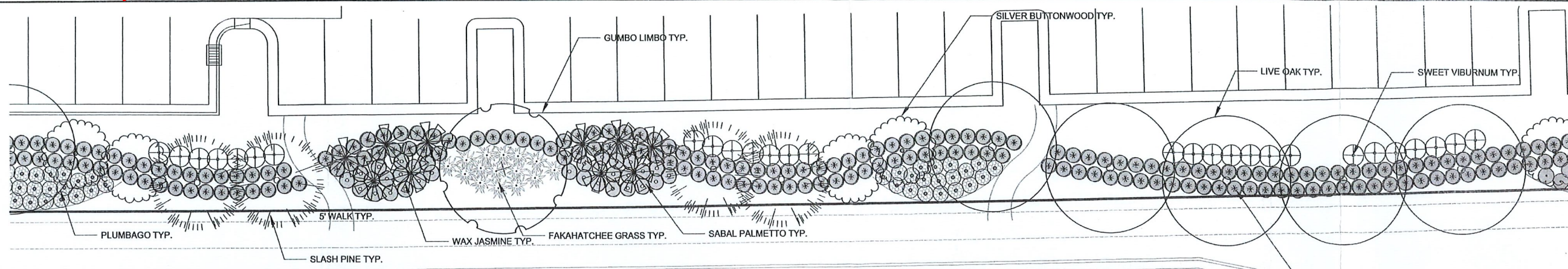
THOMAS C. NIELSEN
LICENSE
No. 53492
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
2021.04.29 15:09:02
Thomas C. Nielsen
PE#53492

This plan has been electronically signed and sealed by Thomas C. Nielsen, P.E. on the date adjacent to the seal using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic version.

McVEIGH & MANGUM
ENGINEERING, INC.
Atlanta - Charlotte - Jacksonville
9133 B.G. Shuman Parkway
Jacksonville, Florida 32256-6470
Ph: 904.654.7770
Fax: 904.654.7771
Email: mveigh@mveighmangum.com

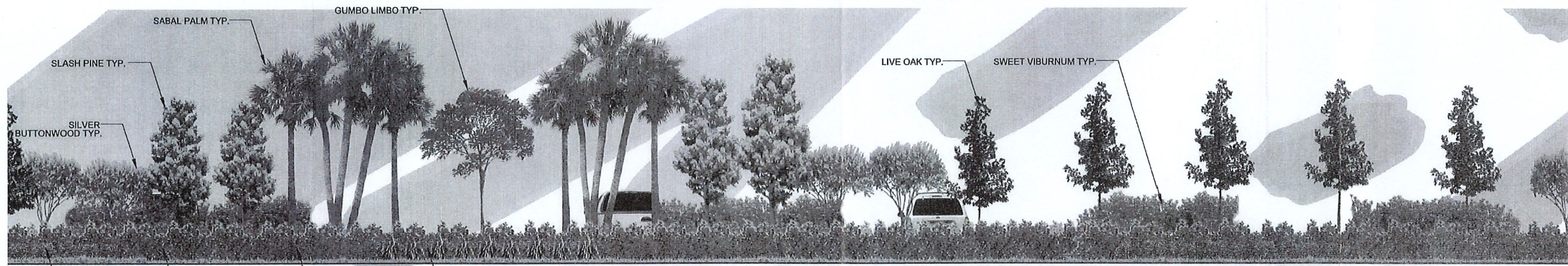
EXHIBIT

DRAWN IVA
DATE 03/19/2021
SCALE AS NOTED
JOB NO. 201223
SHEET TITLE:
SITE LIGHTING
PHOTOMETRIC PLAN
SHEET NUMBER:
SL-1.1



ENHANCED 20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (300' TYPICAL SECTION)

- NOTES:
1. Coordinate tree placements with appropriate view sheds.
 2. Groupings of 7 Sweet Viburnum are to be added to the existing buffer as shown above.
 3. There is approximately 3,000 linear feet of buffer along Ben Hill Griffin Parkway and 119 additional sweet viburnum are to be added to the existing buffer.

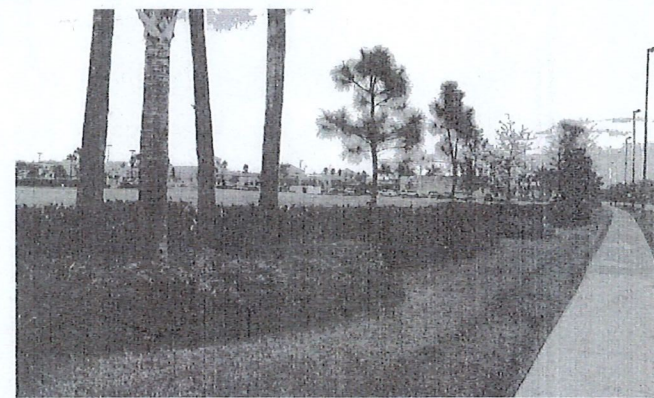


20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (300' TYPICAL ELEVATION)

- NOTES:
1. Coordinate tree placements with appropriate view sheds.
 2. Groupings of 7 Sweet Viburnum are to be added to the existing buffer as shown above.
 3. There is approximately 3,000 linear feet of buffer along Ben Hill Griffin Parkway and 119 additional sweet viburnum are to be added to the existing buffer.



20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (EXISTING ELEVATION)



20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (EXISTING ELEVATION)



20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (ELEVATION WITH ENHANCEMENTS)



20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (ELEVATION WITH ENHANCEMENTS)

APPROVED
Master Concept Plan
Site Plan # 2-08-046 Page 6 of 7
Subject to conditions in Resolution 2-08-046
Case # DCI 2008-00009

RECEIVED
AUG 05 2008
PERMIT COUNTER

DCI 2008-00009

JOHNSON
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PHONE (239) 334-0548
FAX (239) 334-3661
E.S. #642 & L.B. #642

GULF COAST TOWN CENTER CMBS, LLC
(A DELAWARE LIMITED LIABILITY COMPANY)
CBL CENTER, SUITE 600
2030 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421-6000
423-553-8792 PHONE
423-954-2970 FAX

GULF COAST TOWN CENTER
Lee County, Florida

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDED SHEET TO SET	08/2008

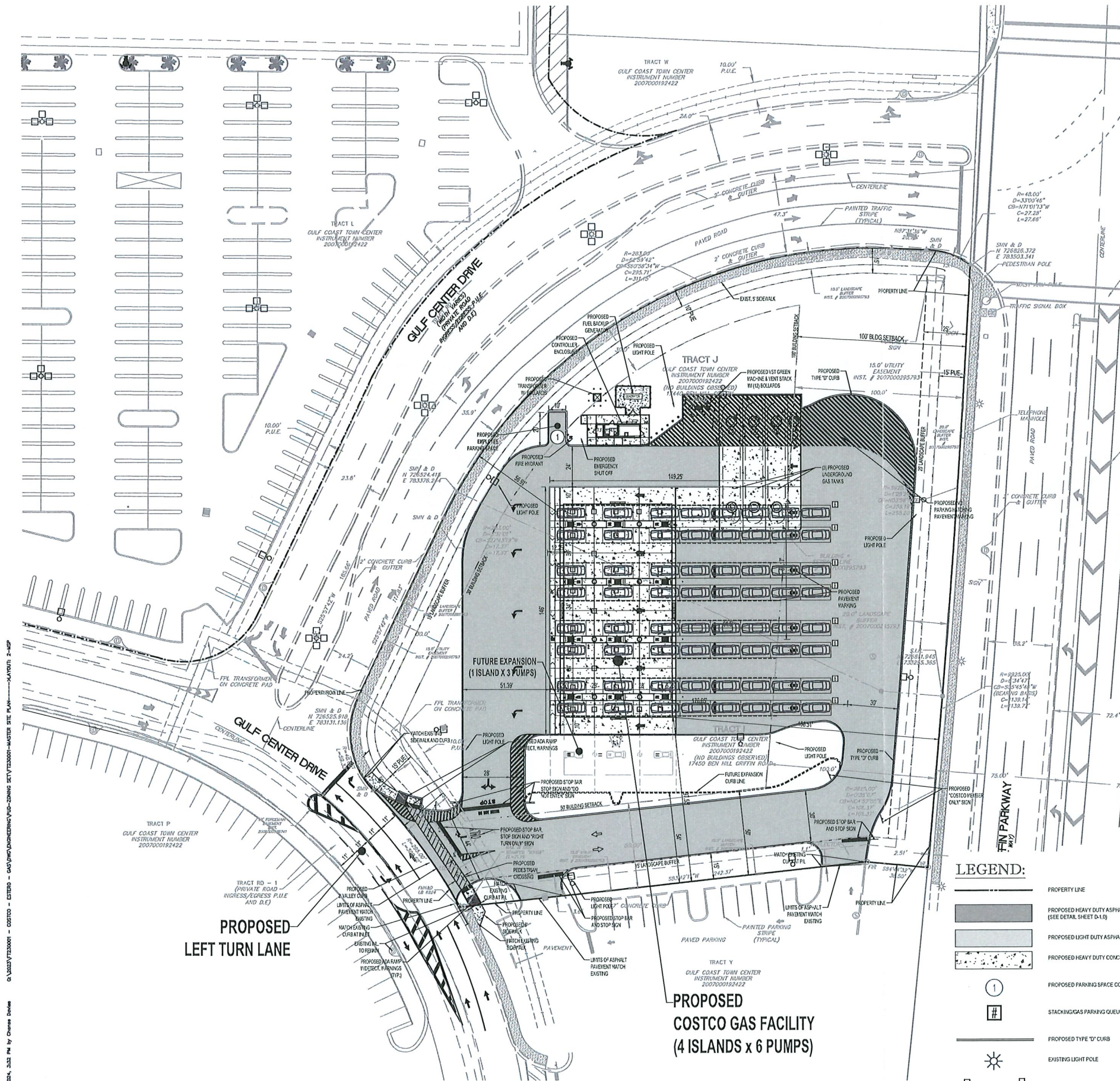
DATE: FEBRUARY 2008
PROJECT NO. 20034018
FILE NO. 10-46-25
SCALE: As Shown

ENHANCED
BUFFER DETAILS

SHEET NUMBER

6

EXHIBIT K



SITE DATA

ZONING DESIGNATION:	GULF COAST TOWN CENTER MDP
LAND USE DESIGNATION:	UNIVERSITY COMMUNITY & UNIVERSITY VILLAGE INTERCHANGE
JURISDICTION:	LEE COUNTY
WATER/WASTEWATER SERVICE PROVIDER:	LEE COUNTY UTILITIES DEPT.
SITE ADDRESS:	COSTCO GAS 17440 & 17450 BEN HILL GRIFFIN PKY. FORT MYERS, FL 33913
EXISTING USE:	VACANT
PROP. USE:	COSTCO WHOLESALE GAS FACILITY (AUTOMOTIVE SERVICE STATION)
STRAP:	11-46-25-11-00000.00J0 11-46-25-11-00000-00I0
FOLIO:	10545378 10545377
LOT COVERAGE (0.55 MAX.):	0.002
OPEN SPACE: (CALCULATED USING THE PERMISSIBLE USES OF OPEN SPACE PER LDC 10-415(d))	33.2%
BLDG. HEIGHT (45' MAX.):	17' 6" CANOPY 8' 7" CONTROLLER ENCLOSURE
BLDG. SETBACK REQUIREMENTS:	FRONT 25' (CANOPY) REAR 15' (CANOPY) SIDE 15' (CANOPY)
LANDSCAPE BUFFER REQUIREMENTS:	FRONT 15' REAR (PUD BOUNDARY) 25' SIDE 15' (SOUTH)
TOTAL SITE AREA:	2.47 AC (107,746 SF)
PROPOSED AREA CALCULATIONS:	
IMPERVIOUS =	71,991 SF (66.8%)
BUILDING =	228 SF (0.2%)
PAVEMENT/CURB/CONCRETE =	59,927 SF (55.6%)
SIDEWALK =	5,724 SF (5.3%)
FUTURE EXPANSION =	6,112 SF (5.7%)
FUEL CANOPY =	8,127 SF (EXCLUDED)
PERVIOUS =	35,755 SF (33.2%)
COSTCO WHOLESALE GAS FACILITY: PARKING / STACKING PROVIDED: PER SEC. 34-2020 & 34-2021(e)	24 PUMPS = 24 SPACES 40 STACKING STALLS = 40 SPACES 1 EMPLOYEE = 1 SPACE TOTAL SPACES = 65 SPACES
QUEUE REQUIRED:	5 CARS PER SERVICE LANE
QUEUE PROVIDED:	5 CARS PER SERVICE LANE
FUTURE EXPANSION:	PROPOSED PUMPS = 24 PUMPS ADDITIONAL PUMPS = 6 PUMPS TOTAL = 30 PUMPS

DRAINAGE NARRATIVE

THE NEW COSTCO FUEL FACILITY WILL OCCUPY VACANT TRACT I & J. RUNOFF WILL BE COLLECTED BY PROPOSED INLETS & PIPES WHICH WILL THEN CONNECT TO THE EXISTING STORM INFRASTRUCTURE THAT CONVEYS STORMWATER INTO LAKE GCTC.

THE TOTAL DISTURBED AREA OF THE PROPOSED CONSTRUCTION USED TO PERFORM THE PRE/POST DEVELOPMENT ANALYSIS WAS 3.62 ACRES. NO ADDITIONAL TREATMENT OR ATTENUATION IS PROVIDED SINCE THE OPEN SPACE REQUIREMENT SET FORTH BY THE MASTER DEVELOPMENT IS MET. THERE ARE NO WETLANDS ON SITE AND NO ADVERSE IMPACTS TO THE OVERALL DRAINAGE SYSTEM ARE EXPECTED FROM THIS PROJECT AND NO MODIFICATIONS TO THE OFFSITE MASTER PONDS ARE REQUIRED.

DEVIATIONS / WAIVERS / VARIANCES:

- LDC SEC. 10-285 - ADMINISTRATIVE DEVIATION FOR INTERSECTION SEPARATIONS
- ADD 2006-00118 - INCREASE IN ALLOWED FUEL PUMPS

LEGEND:

	PROPERTY LINE
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET D-10)
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED PARKING SPACE COUNT
	STACKING GAS PARKING QUEUE SPACE COUNT = 64 STALLS
	PROPOSED TYPE 'D' CURB
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE
	9' x 15' VEHICLE

SITE PLAN

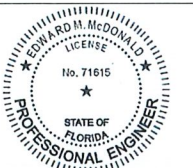


ESTERO
#621
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FORT MYERS, FL 33913

COSTCO
WHOLESALE
CORPORATION
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THOMAS
ENGINEERING GROUP
1502 W. FLETCHER AVE., SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

PUD EXHIBIT



EDWARD M. McDONALD, P.E.
July 1, 2024
FLORIDA LICENSE NO. 71615
FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

Δ	DATE	DESCRIPTION
1	4/26/24	REV PER COUNTY COMMENTS
2	4/30/24	REV PER G.C.T.C. COMMENTS
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FT230001
JUNE 4, 2024

SITE PLAN

COSTCO - ESTERO - FUEL / PARKING

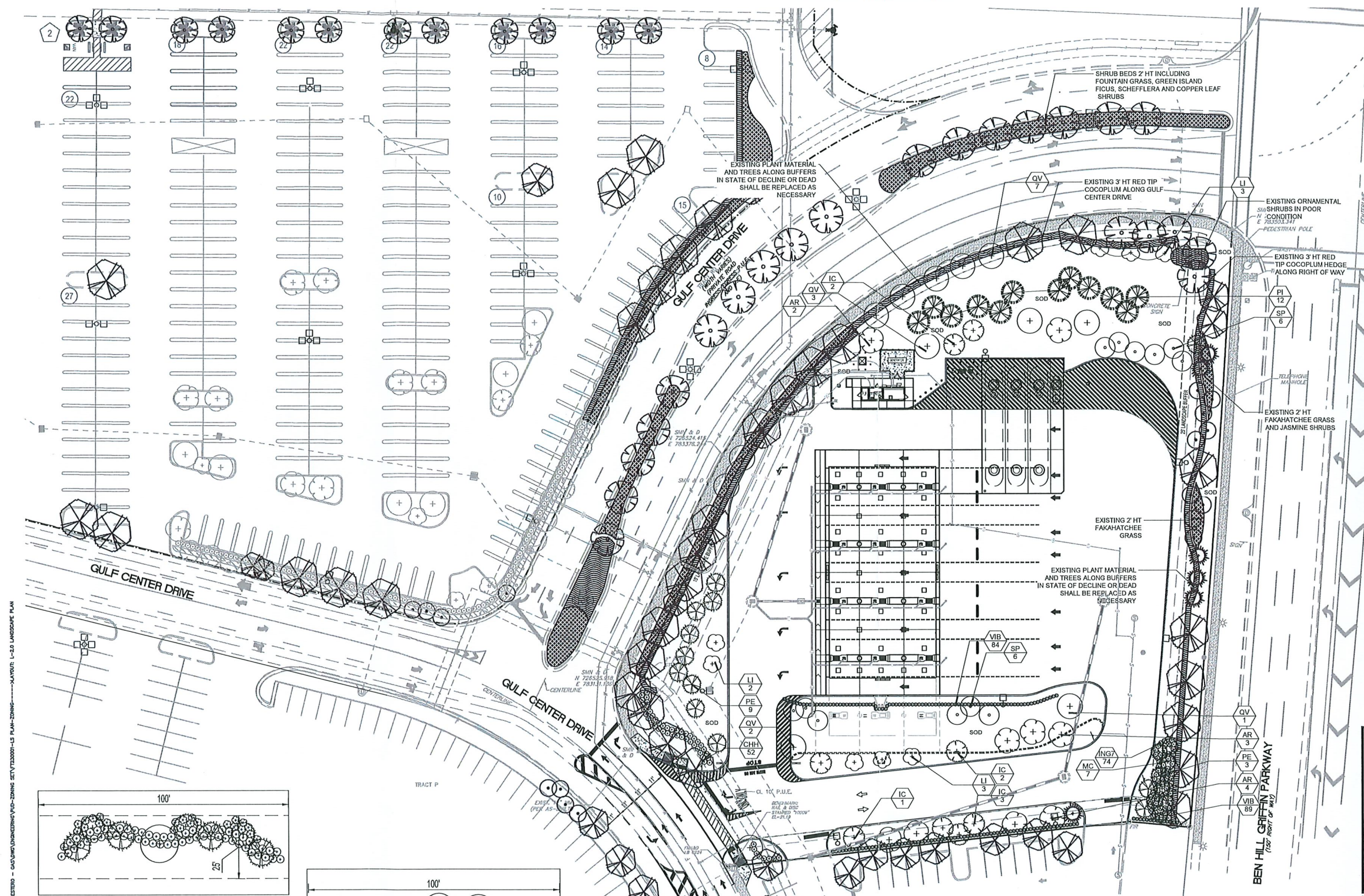
LEE COUNTY, FL



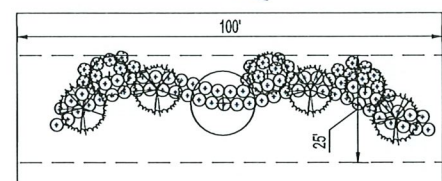
EXISTING 'TARGET'

[illegible]

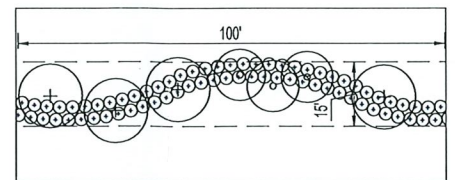
TYPES P4-HS & P5T (PEDESTRIAN SCALE) MOUNTED 15 FT AFG
 TYPES T4 & T5T (DRIVES/PARKING) MOUNTED 18 FT AFT
 TYPE T5TH-24 (SW CORNER OF DEVELOPMENT) MOUNTED 24FT AFG



FT230001 - COSTCO - ESTERO - FUEL / PARKING - L-2.0 LANDSCAPE PLAN
Reviewed on Monday, July 01, 2024, 2:53 PM by Christine Barber



BEN HILL GRIFFIN PARKWAY BUFFER - TYPICAL BUFFER
SCALE 1"=20':
• MIN. 25' WIDE BUFFER PER CODE SEC. 34-135(V)
• FIVE (5) TREES AND DOUBLE ROW HEDGE @ 100' LINEAR FEET
• TOTAL OF 18 TREES AND 350 SHRUBS
• REMOVE AND REPLACE TREES AND SHRUBS IN STATE OF DECLINE



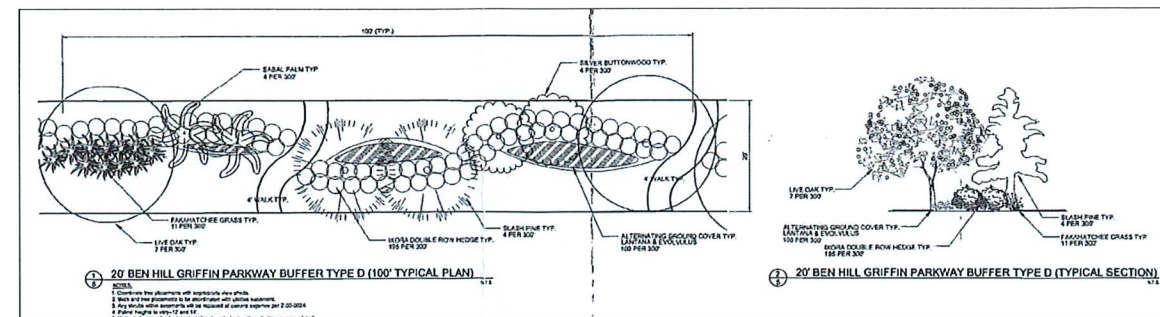
GULF CENTER DRIVE BUFFER - TYPICAL BUFFER
SCALE 1"=20':
• MIN. 15' WIDE
• FIVE (5) TREES AND DOUBLE ROW HEDGE @ 100' LINEAR FEET
• TOTAL OF 28 TREES AND 1,020 SHRUBS
• REMOVE AND REPLACE TREES AND SHRUBS IN STATE OF DECLINE

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED BY REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

FEMA NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X, (AREA OF MINIMAL FLOOD HAZARD), PER F.I.R.M. 12071C0381F, EFFECTIVE DATE 08/28/2008.



- LEE COUNTY NOTES:**
- EXOTIC VEGETATION AS DEFINED BY LEE COUNTY AND LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - THE REVIEW AND APPROVAL OF IMPROVEMENTS PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER OF THESE DRAWINGS (IF APPLICABLE).
 - VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED TREE PROTECTION BARRICADES (SEE TREE PROTECTION DETAIL). BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

- UTILITY NOTES:**
- ALL MECHANICAL EQUIPMENT, BACKFLOW PREVENTERS, DUMPSTER ENCLOSURES, AC UNITS, ETC., SHALL BE SCREENED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.
 - TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY REQUIRE FREQUENT PRUNING TO AVOID OVERHEAD POWER LINES.
 - SPECIFICALLY, ALL LARGE TREES MUST BE LOCATED AT LEAST 20' AWAY FROM UTILITY LINES, WHILE ALL SMALL TREES (E.G. SABAL PALMS) MUST BE LOCATED AT LEAST 10' AWAY.

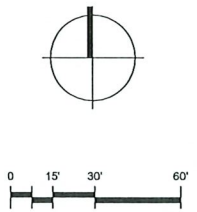
- IRRIGATION NOTE:**
- CARE SHALL BE TAKEN WHERE IRRIGATION LINES, HEDGES OR OTHER MATERIALS ARE PROPOSED TO BE INSTALLED WITHIN DRIP LINES OF TREES DESIGNATED TO REMAIN.
 - ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND IRRIGATION SYSTEM, PROVIDING 100% COVERAGE PER COUNTY CODES.

COSTCO WHOLESALE
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#621
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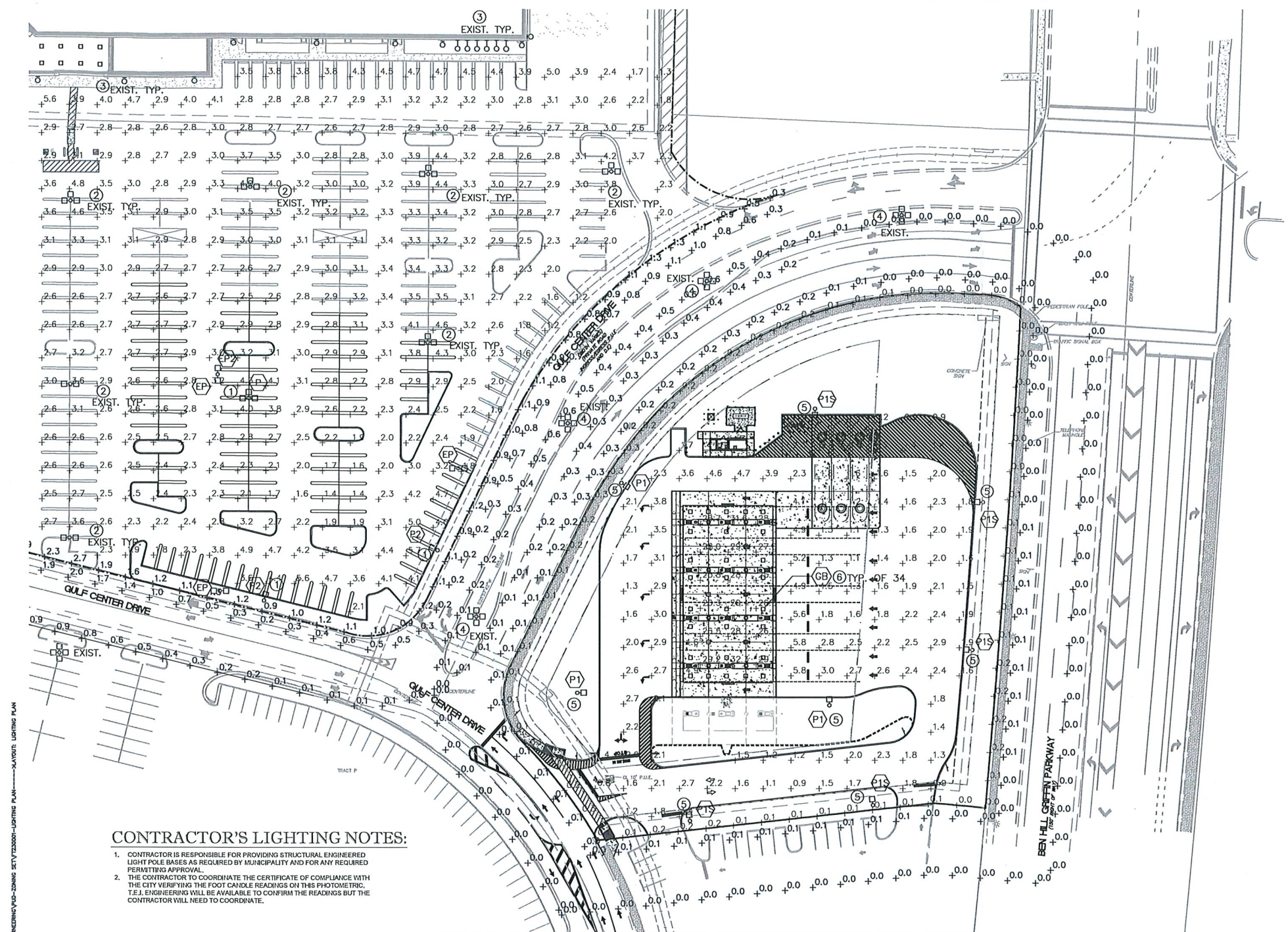
THOMAS ENGINEERING GROUP
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PUD EXHIBIT

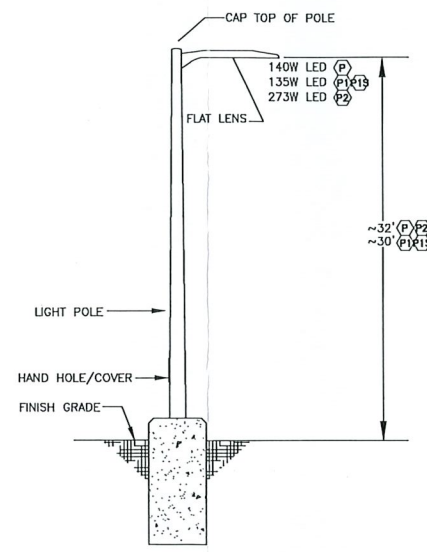
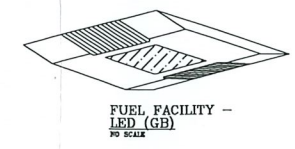


REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWORTH
LA 6666871
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

Δ	DATE	DESCRIPTION
1	4/28/24	REV PER COUNTY COMMENTS
2	4/30/24	REV PER G.C.T.C. COMMENTS



STATISTICS					
	FUEL CANOPY FC	FUEL PL FC	FUEL PAVED FC	PARKING FC	PARKING PL FC
MAX	32.3	0.3	14.9	8.0	5.6
AVG	28.1	0.1	2.3	3.0	1.5
MIN	25.5	0.0	0.8	1.2	0.3
AVG/MIN	1.1:1	---	2.9:1	2.5:1	5.0:1

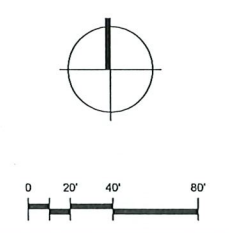


POLE DETAIL
NOT TO SCALE

ESTERO
#621
10088 GULF CENTER DRIVE
FORT MYERS, FL 33913

1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

PERMIT SET



EDWARD M. McDONALD, P.E.
July 1, 2024
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

Δ	DATE	DESCRIPTION
1	4/28/24	REV PER COUNTY COMMENTS
2	4/30/24	REV PER G.C.T.C. COMMENTS
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FT230001
JUNE 4, 2024
LIGHTING PLAN

- CONTRACTOR'S LIGHTING NOTES:
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRUCTURAL ENGINEERED LIGHT POLE BASES AS REQUIRED BY MUNICIPALITY AND FOR ANY REQUIRED PERMITTING APPROVAL.
 - THE CONTRACTOR TO COORDINATE THE CERTIFICATE OF COMPLIANCE WITH THE CITY VERIFYING THE FOOT CANDLE READINGS ON THIS PHOTOMETRIC. T.E.J. ENGINEERING WILL BE AVAILABLE TO CONFIRM THE READINGS BUT THE CONTRACTOR WILL NEED TO COORDINATE.

LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	NUMBER	LAMPS	MOUNT	WATT	REMARKS	LLF
(CB)	CREE	CPY250-C-BL-57K7-F-UL-XX-X	LED	SURFACE	53		5700K 1.0
(P)	LITHONIA	DSX2-LED-P1-50K-T5W--480-DOBXD	LED	POLE	140	~30' & 32' AFG ON POLE. NUMBER OF HEADS SHALL BE PER PLAN. SEE DETAIL SHEET SE-1.	5000K 1.0
(P1)	LITHONIA	DSX2-LED-P1-50K-70CRI-BLC4--480-DOBXD	LED	POLE	135		
(P15)	LITHONIA	DSX2-LED-P1-50K-70CRI-BLC4-EGS-480-DOBXD	LED	POLE	135	~P15 TYPE INCLUDES AN EXTERNAL GLARE SHIELD.	
(P2)	LITHONIA	DSX2-LED-P4-50K-70CRI-BLC4--480-DOBXD	LED	POLE	273		
(P7)	LITHONIA EXISTING	DSX2-LED-P1-50K-T5W-480-DOBXD	LED	POLE	140	EXISTING 32' HEIGHT POLE FIXTURE.	5000K 1.0
(P2)	LITHONIA EXISTING	DSX2-LED-P1-50K-T2M-480-DOBXD	LED	POLE	140		

*DLC PREMIUM

- PLAN NOTES:
- E.C. TO REMOVE AND RELOCATE EXISTING POLE AND FIXTURE. PROVIDE NEW BASE AT NEW LOCATION. PROVIDE NEW LIGHT FIXTURE PER LIGHTING FIXTURE SCHEDULE AND NUMBER OF HEADS SHALL BE PER PLAN. EXTEND FEEDER TO NEW LOCATION. DEMOLISH EXISTING BASE AND PROVIDE HEAVY DUTY TRAFFIC RATED J-BOX (AASHTO HS-20) AT EXISTING LOCATION. FIELD VERIFY.
 - EXISTING POLE LIGHT FIXTURE TO REMAIN.
 - EXISTING WALLPACK LIGHT FIXTURE TO REMAIN.
 - EXISTING LIGHT FIXTURES TO BE REMAIN. NOT OWNED OR OPERATED BY COSTCO. (NOT INCLUDED IN PHOTOMETRY).
 - NEW POLE MOUNTED FIXTURES.
 - E.C. TO PROVIDE NEW (34) FIXTURES AT FUEL FACILITY CANOPY PER LIGHTING SCHEDULE FIXTURE ON THIS SHEET.

COSTCO - ESTERO - FUEL / PARKING
LEE COUNTY, FL

PHOTOMETRIC LIGHT PLAN