

ADMINISTRATIVE APPROVAL (COP) ADD2026-00108

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Carol Zepeda filed an application on behalf of Quamke Group, LLC (Slick City) for administrative approval of amendments to the Airport Interstate Commerce Park Mixed-Use Planned Development (MPD) to update the Master Concept Plan to identify the parcel where Consumption on Premises (COP) will be located within the MPD, update the Dumpster Exhibit annotated as "Exhibit C" of ADD2023-00162, and amend the Schedule of Uses approved in Resolution Z-21-009 to allow consumption on premises in conjunction with Recreation Facilities, Commercial, Group IV; and

WHEREAS, the subject property is located at 9978 Gulf Logistics Drive, Fort Myers, FL 33913 described more particularly as:

LEGAL DESCRIPTION: In Section 02, Township 46, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"; and

WHEREAS, the applicant has indicated the property's current STRAP Number is 02-46-25-L1-08000.0030; and

WHEREAS, the subject property is located in the Tradeport and Wetlands Future Land Use categories as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, the subject property is zoned Mixed-Use Planned Development (MPD), as the site is developed with a multi-tenant industrial-commercial building; and

WHEREAS, the applicant has requested to amend the previously approved Master Concept Plan to identify the parcel where COP will be located within the Mixed-Use Planned Development (MPD) (see Exhibit "D"); and

WHEREAS, the applicant has requested to amend the previously approved Dumpster Exhibit annotated as "Exhibit C" of ADD2023-00162 to reflect the current conditions (see Exhibit "C"); and

WHEREAS, Resolution Z-21-009 currently limits Consumption on Premises to establishments operating in conjunction with a restaurant, and the applicant has requested to amend the Schedule of Uses to remove that planned development limitation so that future requests for Consumption on Premises may be reviewed in accordance with the approval procedures and use-specific authority established by LDC Section 34-1264; and

WHEREAS, the request includes indoor COP subject to a 2-COP Alcoholic Beverage License to be served in the bar/service area within a Recreation Facility, Commercial, Group IV as depicted on the proposed floor plan (see Exhibit "B"); and

WHEREAS, the applicant has stated that the Recreation Facility, Commercial, Group IV use will operate with hours for sale and service between 3 p.m. to 8:30 p.m. Monday-Friday and 12 p.m. to 10 p.m. Saturday – Sunday; and

WHEREAS, LDC Section 34-1264(a)(1)c authorizes administrative approval of Consumption on Premises, in accordance with LDC Section 34-174, in conjunction with identified uses, including bowling alleys and movie theaters, and bowling alleys and indoor recreation facilities of the type proposed by Slick City fall within the same Recreation Facilities, Commercial, Group IV use classification under LDC Section 34-622; and

WHEREAS, LDC Section 34-1264(b)(2)a provides exceptions to location standards and the subject property complies with the standards held therein (see Exhibit “F”); and

WHEREAS, LDC Section 34-174(b) allows for administrative approval of on-premises consumption of alcoholic beverages provided that there will be no apparent adverse impact on surrounding properties within 500 feet of the premises; 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 the following findings of fact are offered:

- (1) There will be no apparent adverse impact on surrounding properties within 500 feet of the premises;
- (2) The establishment is in full compliance with state requirements and serves cooked, full-course meals prepared daily on the premises; and
- (3) The establishment complies with the parking requirements for the principal use set forth by LDC Section 34-2020(b).

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application to amend the Airport Interstate Commerce Park Mixed-Use Planned Development (MPD) by revising the Master Concept Plan to identify the parcel where Consumption on Premises (COP) is proposed, updating the Dumpster Exhibit previously approved as Exhibit “C” of ADD2023-00162, and amending the Schedule of Uses approved by Resolution Z-21-009 to allow COP in conjunction with Recreation Facilities, Commercial, Group IV is **APPROVED subject to the following conditions:**

- 1. Approval is limited to a 2COP Alcoholic Beverage License for Consumption on Premises in conjunction with the specific Recreation Facilities, Commercial, Group IV establishment depicted on the Floor Plan attached hereto as Exhibit “B.” Alcohol service and consumption are limited to the indoor seating areas identified on Exhibit “B.” Any change in the alcoholic beverage license type, establishment, use classification, or approved alcohol service area requires a new approval in accordance with the LDC.**

2. Indoor seating is limited to the outlined area depicted on the floor plan attached hereto as Exhibit "B".
3. The hours of alcoholic beverage service are limited to between 12 p.m. and 10 p.m. daily.
4. 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 08/07/2026

Anthony Rodriguez, AICP, CPM, Zoning Manager

Community Development

Exhibits

Exhibit A: Legal Description

Exhibit B: Floor Plan

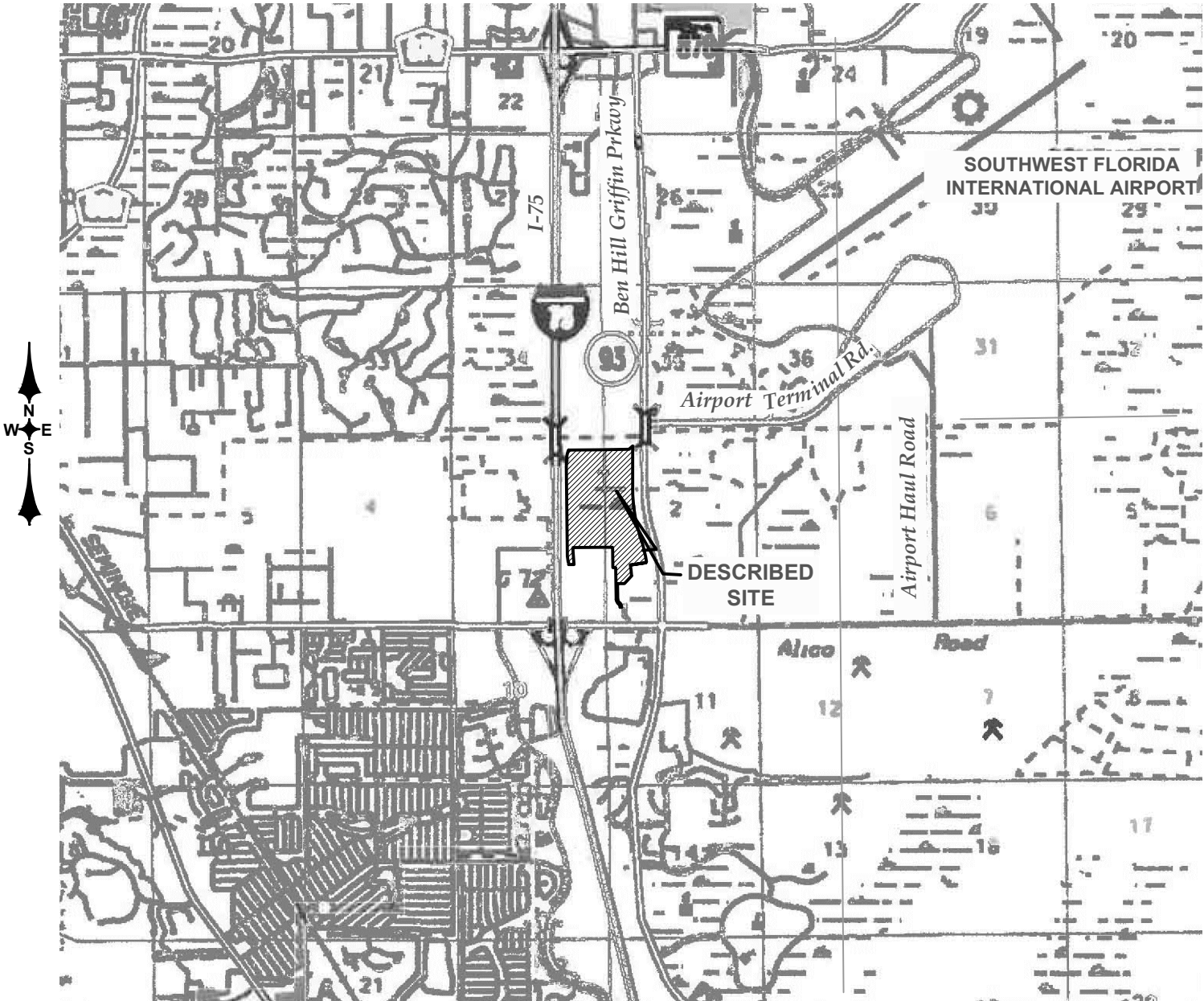
Exhibit C: Dumpster Deviation Exhibit

Exhibit D: Master Concept Plan

Exhibit E: Menu

Exhibit F: Sworn Statement

Exhibit A



VICINITY MAP
1" = 1 MILE

ABBREVIATIONS

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

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

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

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

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

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

REVIEWED

Project: ADD2026-00108
By: Larissa Narkiewicz
Dept: Legal Review
Date: 07/02/2026

PREPARED BY



PSM 6347

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

DATE

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

REV: UPDATE SURVEYOR SIGNATURE 04-12-2021

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

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

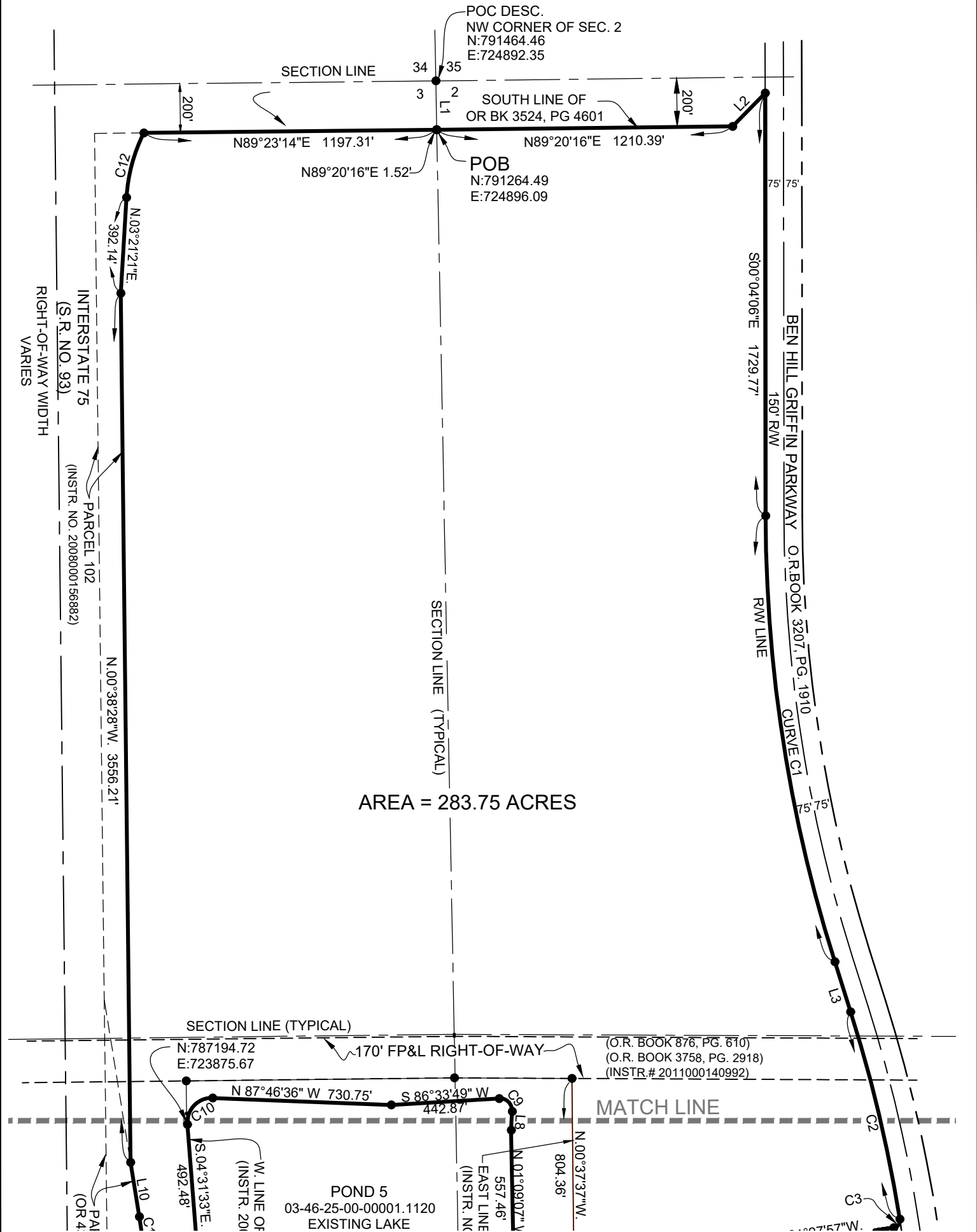
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DESCRIPTION:
EXHIBIT "A" METES AND BOUNDS

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

MDA PROJECT: 17037		DESCRIPTION DRAWING PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330	Fort Myers Tallahassee Destin 2917 Cleveland Ave. Fort Myers, Florida 33901 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341	
CHECKED BY: MAH	DRAWN BY: MAH				
DATE: 01-15-19					
SHEET 2 OF 4					



THIS IS NOT A
SURVEY!
0 500
SCALE OF FEET
1" = 500'

LINE DATA	
L1 S.01°06'33"E. 200.01'	L6 S.00°37'37"E. 133.51'
L2 N44°23'16"E 190.58'	L8 N03°08'34"E 76.57'
L3 S.17°33'28"E 215.07'	L10 N.09°11'29"W. 225.55'

CURVE DATA		
CURVE C1 RAD = 6071.62' C.A. = 17°29'32" C.B. = S.08°48'47"E. CHD = 1846.17' ARC = 1853.35'	CURVE C9 RAD = 50' C.A. = 96°34'35" C.B. = N.45°08'48"W. CHD = 74.65' ARC = 84.28'	CURVE C12 RAD = 678.20' C.A. = 23°17'58" C.B. = N.15°00'20"E. CHD = 273.90' ARC = 275.79'
CURVE C2 RAD = 5924.43' C.A. = 08°26'32" C.B. = S.13°20'12"E. CHD = 872.14' ARC = 872.93'	CURVE C10 RAD = 100.00' C.A. = 96°44'56" C.B. = S.43°50'56"W. CHD = 149.50' ARC = 168.86'	

MDA PROJECT: 17037	
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SHEET 3 OF 4	

DESCRIPTION DRAWING
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SECTIONS 2 AND 3, TOWNSHIP 46
SOUTH, RANGE 25 EAST, LEE
COUNTY, FLORIDA

MORRIS
DEPEW

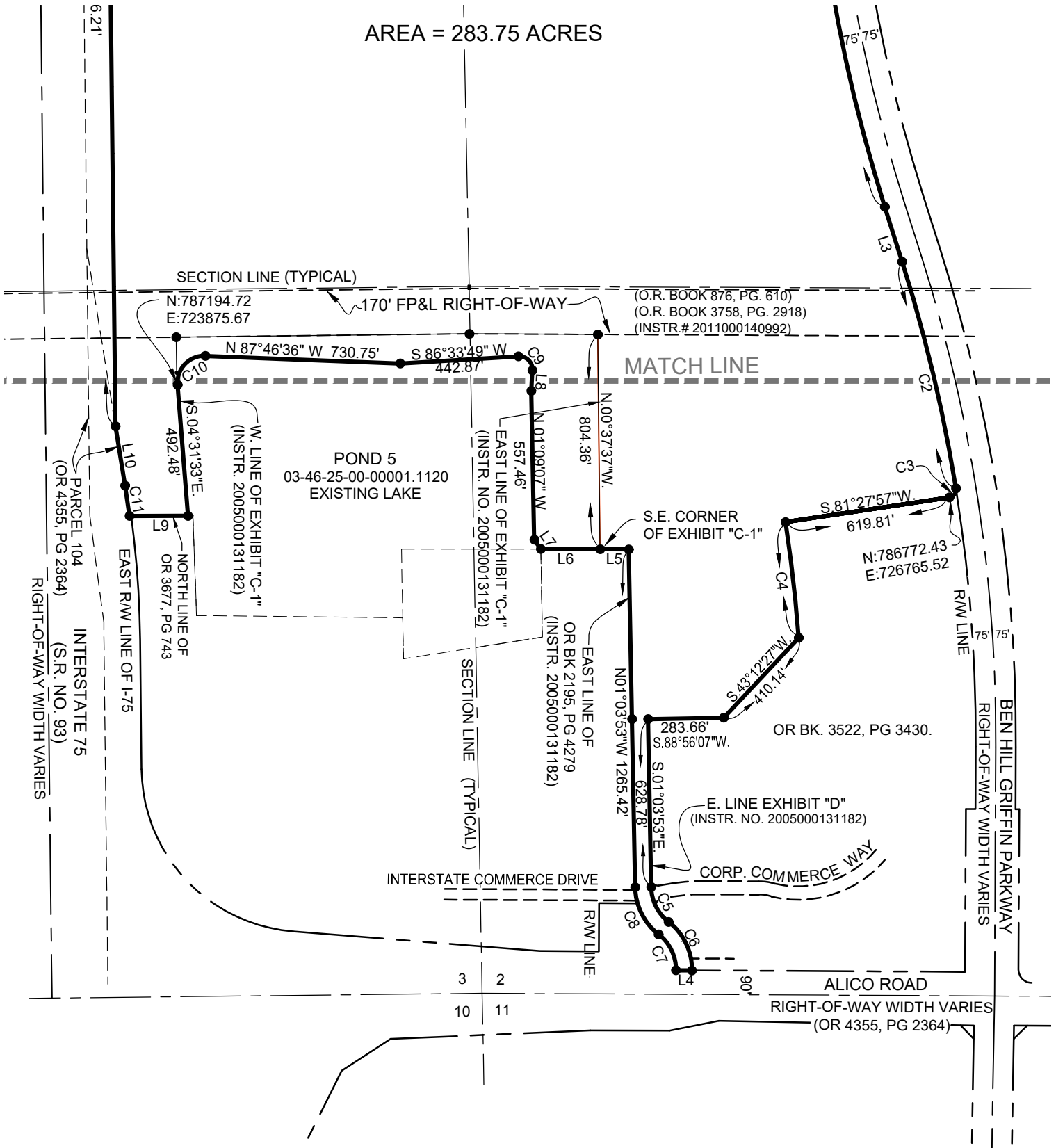
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--

AREA = 283.75 ACRES



CURVE DATA

LINE DATA

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

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



0 500
SCALE OF FEET
1" = 500'

THIS IS NOT A
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SHEET 4 OF 4	

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MORRIS

DEPEW

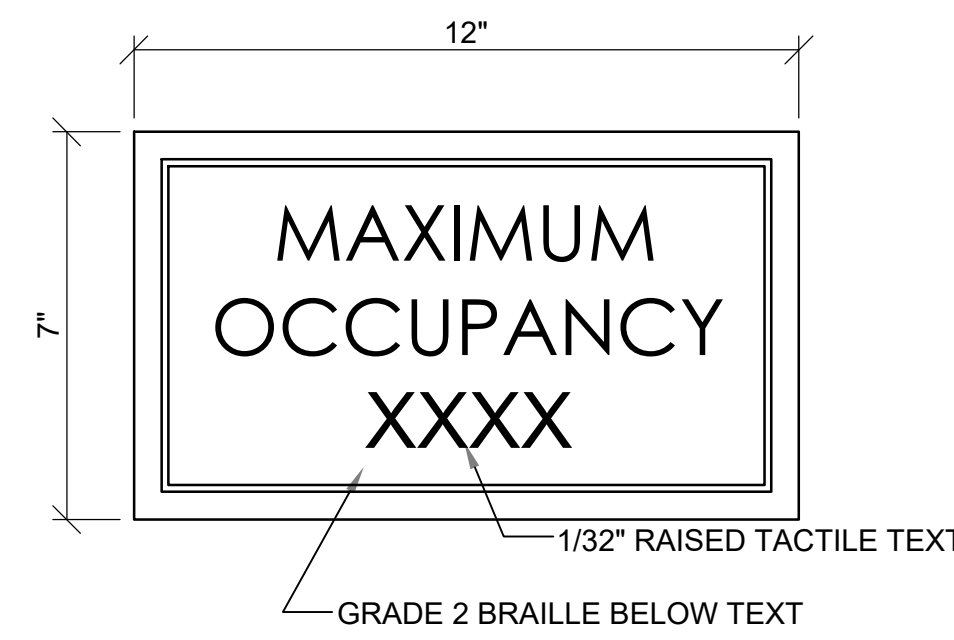
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Exhibit "B"



12" x 7" ACRYLIC PANEL OCCUPANCY SIGN. WHITE GRAPHICS ON BLUE BACKGROUND INSTALL AT 60" A.F.F. MAXIMUM ADJACENT TO ENTRANCE DOORS.

2 OCCUPANCY POSTING 3" = 1'-0"

OCCUPANCY COUNT				
Room Name	Area Occupancy Key	Area	Load Factor	Occupancy Count
CHECK-IN/WAIVERS	Exercise Area	2,327 SF	50	47
OFFICES	Business	168 SF	150	1
BREAKROOM	Business	274 SF	150	2
KITCHEN	Kitchen - Commercial	1,383 SF	200	7
PLAY AREAS	Exercise Rooms	5,469 SF	50	110
SEATING	Assembly - Unconcentrated (Tables & chairs)	3,817 SF	15	258
SLIDES	Exercise Rooms	4,062 SF	50	81
CIRCULATION	Exercise Rooms	9,504 SF	50	190
STORAGE	Acc. Stor. Areas, Mech. Equipment rooms	418 SF	300	1
RESTROOMS	Acc. Stor. Areas, Mech. Equipment rooms	558 SF	0	0
EMPLOYEE ONLY	Accessory Storage Areas, Mechanical equipment rooms	7,450 SF	300	5
TOTAL OCCUPANCY		35,450 SF		722

SYMBOL LEGEND

	ORIGINATION POINT
	PATH/DIRECTION OF EGRESS TRAVEL
	FIRE EXTINGUISHER LOCATION
	EMERGENCY EXIT SIGN (REFER TO ELECTRICAL DRAWINGS)
	EMERGENCY LIGHT (REFER TO ELECTRICAL DRAWINGS)
	NEW 1-HOUR RATED WALL/PARTITION
	36" MIN ACCESSIBLE ROUTE

GENERAL NOTES

- TENANT'S GC IS REQUIRED TO CHECK IN WITH LANDLORD'S ON SITE PROPERTY MANAGER PRIOR TO THE START OF TENANT CONSTRUCTION.
- PLANS REVIEWED AND APPROVED BY LANDLORD'S TENANT COORDINATOR MUST BE PRESENT ON THE JOB SITE AND BE ACCOMPANIED BY PLANS APPROVED FOR FIRE PERMIT.

LIFE SAFETY GENERAL NOTES

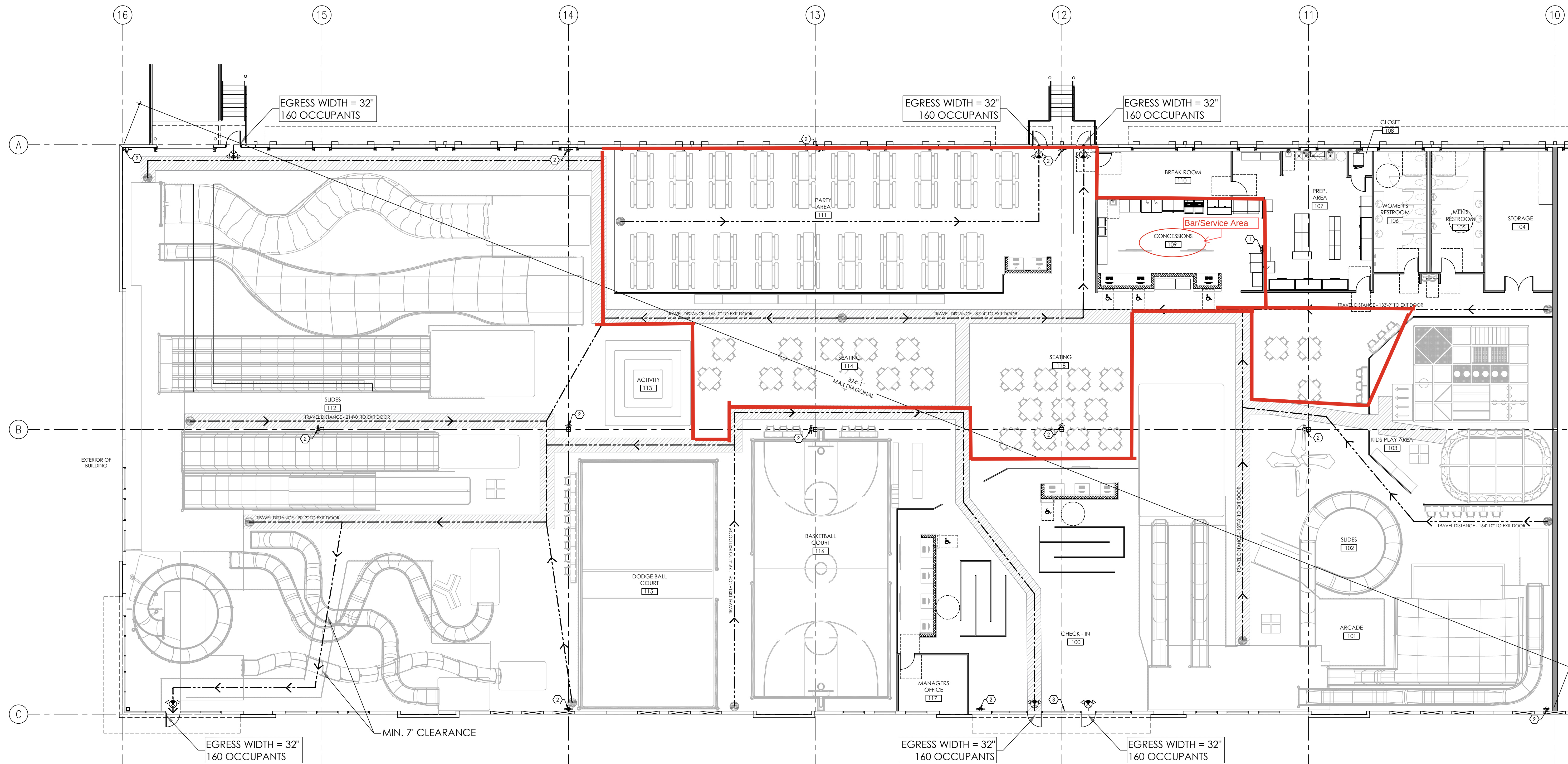
- 44' REQUIRED EGRESS CORRIDOR WIDTH FOR OCCUPANCIES OF 50 AND OVER. 42' REQUIRED EGRESS ASLE WIDTH FOR OCCUPANCIES 50 AND OVER. 36' REQUIRED EGRESS WIDTH FOR OCCUPANCIES UNDER 50. FBC SEC 1018.2
- NO DEAD END CORRIDORS OVER 50'-0" IN LENGTH. IBC SEC 1020.5
- MAXIMUM COMMON PATH OF EGRESS TRAVEL IS 30'-0". FBC SEC 1029.8
- MAXIMUM EXIT ACCESS TRAVEL DISTANCE 250'-0" WITH SPRINKLERS. FBC TABLE 1017.2
- DISTANCE BETWEEN TWO POINTS OF EGRESS MEASURED IN A STRAIGHT LINE BETWEEN THE TWO SHALL NOT BE LESS THAN 1/3 THE DIAGONAL OF THE SPACE BEING SERVED FOR EGRESS PATH. FBC SEC 1007.1.1.2
- SPACE BETWEEN TWO DOORS IN A SERIES SHALL BE 48" MINIMUM PLUS WIDTH OF A DOOR SWINGING INTO THE SPACE. FBC SEC 1010.1.7
- LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 44 INCHES.
- DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE HALF. FBC SEC 1005.7.1.
- PER FBC, ABC EXTINGUISHERS ARE REQUIRED WITHIN 75'-0" OF TRAVEL DISTANCE OF ALL AREAS.
- NFPA INSPECTION TAGS SHALL BE ATTACHED TO ALL FIRE EXTINGUISHERS.

FIRE EXTINGUISHER NOTES

- G.C. TO PROVIDE MIN. OF 12 FIRE EXTINGUISHERS, G.C. TO VERIFY AND COORDINATE LOCATIONS AND QUANTITIES WITH LOCAL FIRE MARSHAL.
- PER 2023 FBC, TABLE 906.3(1), THE MINIMUM IS A 2A:10B:C EXTINGUISHER WITHIN 75' OF TRAVEL DISTANCE OF ALL AREAS.
- FIRE EXTINGUISHER TO BE PROVIDED WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT PER 2023 FBC, SECTION 906.1
- NFPA INSPECTION TAGS SHALL BE ATTACHED TO ALL FIRE EXTINGUISHERS.
- PROPERLY LABEL FIRE EXTINGUISHER LOCATIONS. CONSULT LOCAL JURISDICTION FOR REQUIREMENTS.

KEYED NOTES

- KITCHEN (CLASS 'K') FIRE EXTINGUISHER. VERIFY FINAL LOCATION WITH FIRE MARSHAL.
- 12 SURFACE MOUNTED FIRE EXTINGUISHERS. PER TABLE 906.3(1) OF THE 2023 FBC, LIGHT HAZARD OCCUPANCY FIRE EXTINGUISHER
- POST MAXIMUM OCCUPANCY SIGN PER 2023 FBC. SEE 11/G003 FOR SIGN AND MOUNTING DETAILS. VERIFY EXACT LOCATION IN THE FIELD.



1 LIFE SAFETY PLAN 3/32" = 1'-0"

SHEET NUMBER

G0.1



TYPE-SIX DESIGN AND DEVELOPMENT SERVICES

920 S. MAIN ST., #150
GRAPEVINE, TX 76051

PROJECT MANAGER
steven.coburn@type-six.com
805-469-2060



SLICK CITY- FT. MYERS
16200 BEN HILL GRIFFIN PARKWAY
FT. MYERS, FL, 33913
T6_25002

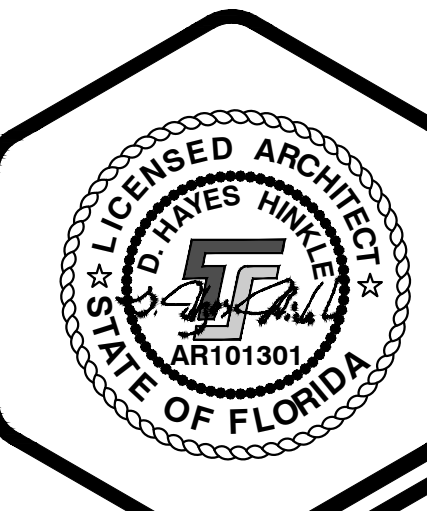
ARCHITECT
D. HAYES HINKLE

ORIGINAL ISSUE DATE
03_07_2025

ISSUED FOR
PERMIT

REVISIONS

SHEET NAME
LIFE SAFETY PLAN





**GULF LANDING
LOGISTICS CENTER**
CLIENT: YBFH REAL ESTATE LLC
MASTER CONCEPT PLAN

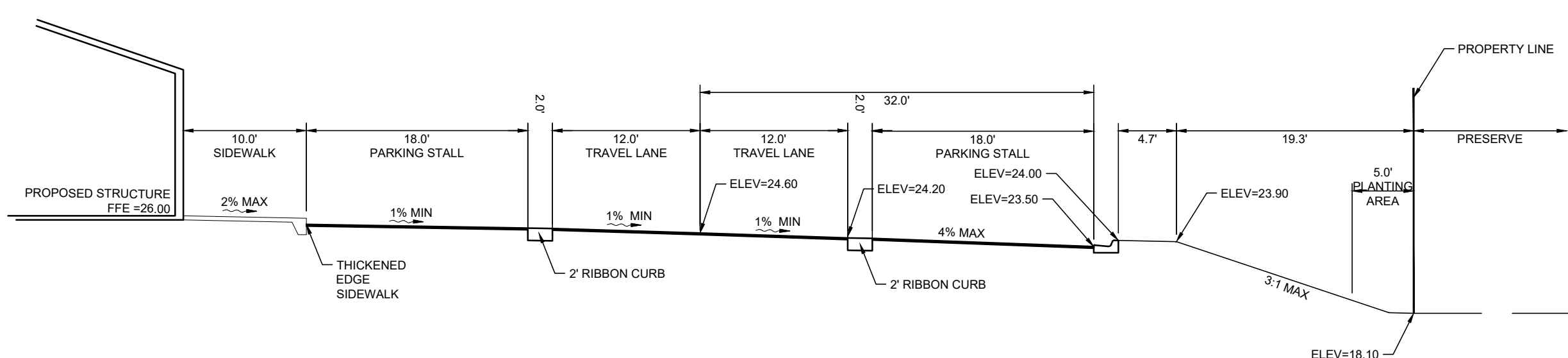
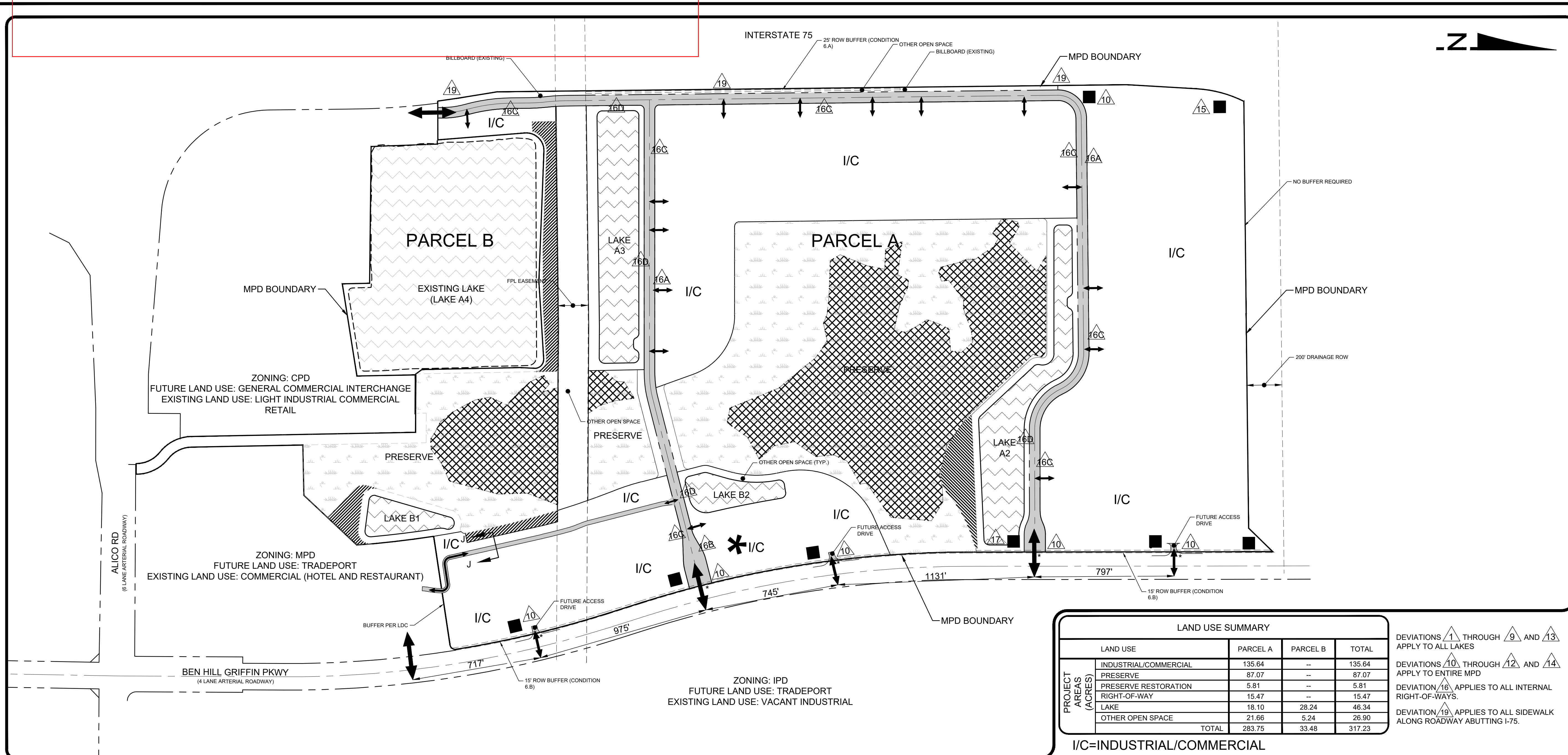
MASTER CONCEPT PLAN

PLAN REVISIONS		REV'03 - SUBMITTED / BID SET/ XXXXXX
06/26/16	REVISED PER COUNTY COMMENTS	
05/15/16	REVISED PER COUNTY COMMENTS	
07/02/16	REVISED PER COUNTY COMMENTS	
12/01/22	REVISED PER COUNTY COMMENTS	
12/01/22	REVISED PER COUNTY COMMENTS	
02/17/23	REVISED PER COUNTY COMMENTS	
04/18/23	REVISED PER COUNTY COMMENTS	
06/12/23	REVISED PER COUNTY COMMENTS	
07/19/23	REVISED PER COUNTY COMMENTS	
08/18/23	REVISED PER COUNTY COMMENTS	
08/18/23	REVISED PER CLIENT COMMENTS (ADD)	
04/03/24	REVISED PER CLIENT COMMENTS (ADD)	

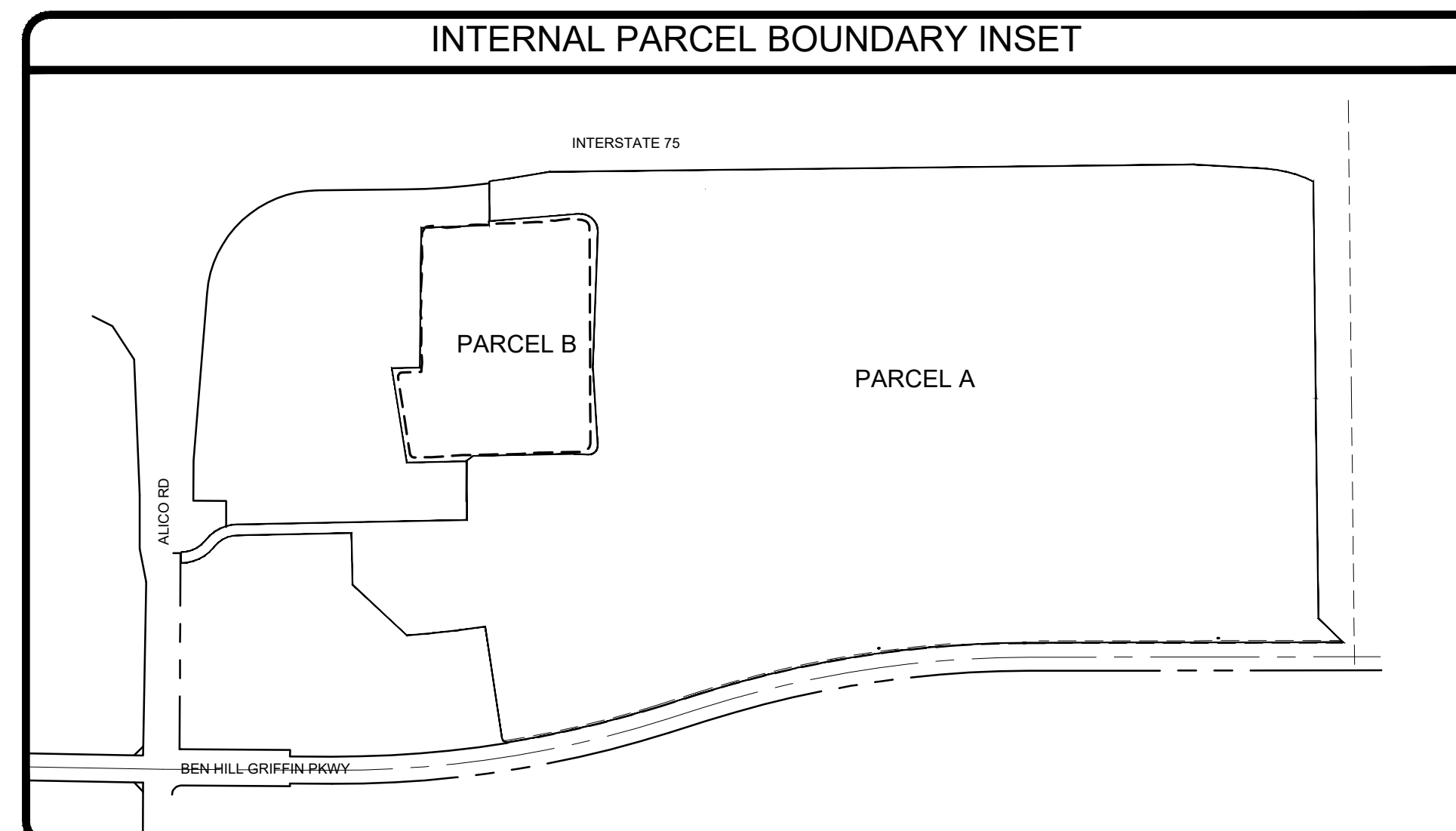
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER:	750-01-C
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SHEET :

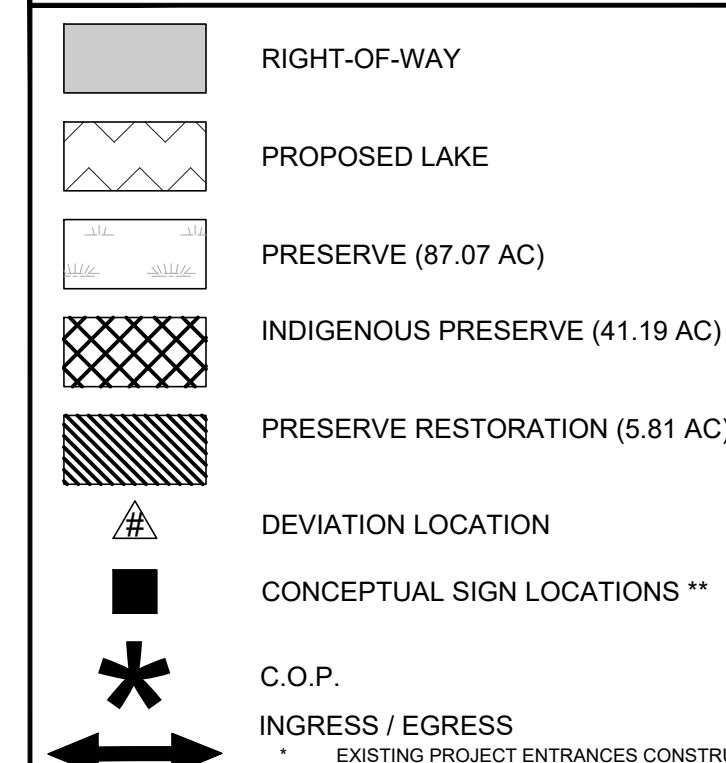


SECTION J-J



INTERNAL PARCEL BOUNDARY INSET

LEGEND



DEVELOPMENT ORDER PERMITTING.

** SIGNAGE LOCATIONS ARE SHOWN IN REFERENCE TO DEVIATIONS 10 AND 15 AND DO NOT DEPICT ALL LOCATIONS OF SIGNAGE PERMITTED IN ACCORDANCE WITH CHAPTER 30 OF THE LDC AND APPROVED DEVIATIONS.

SNACKS

Chips	\$3.49
Candy	\$3.49
Dippin' Dots	\$5.49
Ice Cream Tier 1	\$3.49
Ice Cream Tier 2	\$4.49

HOT FOOD

Mozzarella Sticks	\$7.99
Chicken Strips	\$6.99
Nachos	\$5.99
Pretzel Bites	\$6.99
Fries	\$4.99
Cheese Fries	\$5.99
Pizza	PERSONAL \$8.99 WHOLE \$19.99
Corn Dog Nuggets	\$6.99
Funnel Cake Fries	\$4.99
Extra Jalapeño or Cheese	\$.50

DRINKS

ICEE	REG \$4.49	LARGE \$5.49
Fountain Soda	REG \$3.99	LARGE \$4.99
Fountain Pitcher		\$9.99
Bottled Water		\$3.49
Gatorade		\$3.99
Bottled Tea		\$4.49
Energy Drink		\$4.49
Bottled Soda		\$4.49
Apple Juice		\$3.49
Starbucks		\$4.49





1

\$12.99



CHICKEN STRIP

2

\$12.99



PERSONAL PIZZA

3

\$11.99



PRETZEL BITE

4

\$23.99



LARGE PIZZA

**ADD-ON*
FOR \$1.99**

*in place of a
fountain
drink



**ICEE
UPGRADE**

Exhibit "F"



Sworn Statement on Surrounding Uses

I, Ryan Cox, confirm that there are no religious facilities, day care centers (child), noncommercial schools, dwelling units, or parks located within 500 feet of the subject area proposed for consumption on premises (COP).

Ryan Cox

Ryan Cox (print)

5 - 4 - 2026

Date

Ryan Cox

Signature