

ADMINISTRATIVE AMENDMENT (PD) ADD2026-00114

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Vision Fort Myers, LLC, filed an application for an administrative amendment on a project known as Gulf Coast Town Center Mixed Use Planned Development (MPD) requesting one (1) deviation from the outdoor lighting standards applicable to the Hampton Inn hotel on Lots 2 and 4; and

WHEREAS, the subject property is located at 10066 Gulf Center Drive, Fort Myers, Florida 33913, STRAP #11-46-25-12-00000.0020, 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), is designated University Village Interchange and Wetlands Future Land Use by the Lee Plan, and is within the University Community Planning Area; and

WHEREAS, the property was originally rezoned by Resolution Z-00-024 and has been subsequently amended through public hearing and administrative actions, including Resolution Z-24-017 and ADD2024-00234; and

WHEREAS, Development Order DOS2025-00165 approved a 115-room Hampton Inn hotel and associated infrastructure on Lots 2 and 4; and

WHEREAS, the requested amendment does not modify the approved land uses, density, intensity, building height, parcel configuration, access, buffers, open space, preservation areas, or other development parameters of the Gulf Coast Town Center MPD, and is limited to a technical illumination deviation for the Hampton Inn site (see Exhibit "C"); and

WHEREAS, the internal property lines at issue adjoin commercially developed parcels within the MPD, including Lot 1 (LA Fitness) and Lot 3 (Connor's Steakhouse), and shared vehicular circulation occurs immediately adjacent to those internal lot lines; and

WHEREAS, Lee County Ordinance 26-07 relocated and revised the County's outdoor lighting standards from LDC Section 34-625 to Section 10-262, which limits illumination to 0.5 footcandle measured at a property line; and

WHEREAS, portions of the vehicular circulation and parking areas serving Lots 2 and 4 extend along internal property lines shared with adjoining commercial parcels within the Gulf Coast Town Center MPD, such that application of the 0.5-footcandle property-line

limitation would require illumination to be reduced along otherwise integrated commercial vehicular areas (see Exhibit "B"); and

WHEREAS, the Development Services Section has reviewed the requested deviation from the technical outdoor lighting standards and has no objection to the request as conditioned herein; 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; does not adversely impact surrounding land uses; and remains consistent with the Lee Plan and applicable land development regulations except for the relief specifically approved below.

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

1. Deviation 25 is approved as follows:

Deviation 25 seeks relief from LDC Section 10-262(c)(1), Outdoor Lighting Standards, which prohibits illumination exceeding 0.5 footcandle measured at a property line, to allow illumination exceeding 0.5 footcandle along the designated internal property lines of Lots 2 and 4, with the average illumination at those property lines not to exceed 1.8 footcandles, as depicted on the Lot 2 & 4 Site Lighting Photometric Plan attached hereto as Exhibit "B." This deviation is **APPROVED SUBJECT TO** the following conditions:

- a. The deviation is limited to Lots 2 and 4 and applies only to the internal property line segments adjoining commercially developed parcels where active vehicular circulation areas occur, including the internal lot lines adjoining Lot 1 (LA Fitness) and Lot 3 (Connor's Steakhouse), as depicted on the Lot 2 & 4 Site Lighting Photometric Plan attached as Exhibit "B".
- b. The deviation does not apply to the external boundaries of the Gulf Coast Town Center MPD, public rights-of-way, preservation areas, or property lines adjoining residential uses or residentially zoned property.
- c. Site lighting must be consistent with the Lot 2 & 4 Site Lighting Photometric Plan and Site Lighting Fixture Plan included in Exhibit "B".
- d. Except as expressly modified by this deviation, outdoor lighting must comply with

LDC Section 10-262 and all other applicable provisions of the LDC.

2. All other conditions, deviations, and requirements applicable to the Gulf Coast Town Center MPD remain in full force and effect unless expressly modified by this administrative amendment.
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 09/02/2026

Anthony Rodriguez, AICP, CPM, Zoning Manager

Community Development

Exhibits

Exhibit A: Legal Description

Exhibit B: Lot 2 & 4 Site Lighting Photometric Plan and Site Lighting Fixture Plan

Exhibit C: Applicant's Request Statement and Deviation Justification.

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EXHIBIT "A"
Legal Description

Parcel I: (Fee Simple)

Lots 2 and 4, Tract V - Gulf Coast Town Center, according to the plat thereof as recorded in Official Records Instrument 2007000295022, of the Public Records of Lee County, Florida.

Parcel II: (Easement)

Non-Exclusive Easements as created for the benefit of Parcel I as set forth in that certain Surface Water Management Reciprocal Easement Agreement and Second Amendment to Declaration, recorded June 30, 2004 in Official Records Book 4351, Page 1637, of the Public Records of Lee County, Florida.

Parcel III: (Easement)

Non-Exclusive Easements for the benefit of Parcel I as created and set forth in that certain Reciprocal Easement Agreement between University Club Apartments/Gulf Coast, LLC, a Florida limited liability company and JF Gulf Coast Town Center LLC, an Ohio limited liability company recorded October 14, 2005 in Official Records Instrument 2005000073017, as affected by the as affected by that certain Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded June 18, 2007 in Official Records Instrument 2007000193637, as affected by that certain Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded June 6, 2016 in Official Records Instrument 2016000120637, as affected by the Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded July 2, 2024 in Official Records Instrument 2024000187363, of the Public Records of Lee County, Florida.

EXHIBIT "A"
Legal Description

Parcel IV: (Easement)

Non-Exclusive Easements as created for the benefit of Parcel I as created and set forth in that certain Reciprocal Easement Agreement between the Cleveland Clinic Foundation, an Ohio not-for-profit corporation and JG Gulf Coast Town Center LLC, an Ohio limited liability company, recorded February 16, 2006 in Official Records Instrument 2006000073164, as affected by the as affected by that certain Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded June 18, 2007 in Official Records Instrument 2007000193637, as affected by that certain Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded June 6, 2016 in Official Records Instrument 2016000120637, as affected by the Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded July 2, 2024 in Official Records Instrument 2024000187363, all of the Public Records of Lee County, Florida.

Parcel V: (Easement)

Non-Exclusive Easements as created for the benefit of Parcel I and set forth in that certain Operation and Easement Agreement, recorded January 10, 2005 in Official Records Book 4550, Page 4312, as affected by that certain First Amendment to Operation and Easement Agreement, recorded January 4, 2006 in Official Records Instrument 2006000002099, as affected by that certain Second Amendment To Operation and Easement Agreement, recorded August 30, 2006 in Official Records Instrument 2006000339740, as affected by that certain Third Amendment to Operation and Easement Agreement recorded June 18, 2007 in Official Records Instrument 2007000193624 as affected by that certain Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded June 6, 2016 in Official Records Instrument 2016000120637, as affected by that certain Declaration with Respect to Allocation of Common Area Costs and Administration Fee for Tract V of Gulf Coast Town Center recorded June 6, 2016 in Official Records Instrument 2016000120642, as amended by the Fourth Amendment to Operation and Easement Agreement recorded October 20, 2022 in Official Records Instrument 2022000318536, as affected by the First Amendment to Supplemental Agreement recorded November 3, 2022 in Official Records Instrument 2022000333969, as affected by the Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded July 2, 2024 in Official Records Instrument 2024000187363, as affected by that certain Fifth Amendment to Operation and Easement Agreement recorded January 16, 2025 in Official Records Instrument 2025000014640, as affected by that certain Fifth Amendment to Operation and Easement Agreement, recorded January 16, 2025 in Official Records Instrument 2025000014640, all of the Public Records of Lee County, Florida.

EXHIBIT "A"
Legal Description

Parcel VI: (Easement)

Non-Exclusive Easements created for the benefit of Parcel I as set forth in that certain Construction Operating and Reciprocal Easement Agreement recorded August 30, 2006 in Official Records Instrument 2006000339741, as affected by that certain Right of First Offer, recorded August 30, 2006 in Official Records Instrument 2006000339742, as assigned by that certain Assignment and Assumption of Operating and Reciprocal Easement Agreements, by and among JG Gulf Coast Town Center LLC and Gulf Coast Town Center CMBS, LLC, recorded June 18, 2007 in Official Records Instrument 2007000193637, First Amendment to Construction, Operating and Reciprocal Easement Agreement recorded January 29, 2019 in Official Records Instrument 2019000020461, as affected by the Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded July 2, 2024 in Official Records Instrument 2024000187363, all of the Public Records of Lee County, Florida.

Parcel VII: (Easement)

Non-Exclusive Easements created for the benefit of Parcel I as set forth in that certain Declaration of Easements and Restrictive Covenants recorded October 3, 2006 in Official Records Instrument 2006000379063, as affected by that certain First Amendment to Declaration of Easements and Restrictive Covenants recorded October 16, 2020 in Official Records Instrument 20200000249821, as affected by that certain Second Amendment to Declaration of Easements and Restrictive Covenants recorded February 10, 2021 in Official Records Instrument 2021000042710, as affected by the as affected by that certain Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded June 18, 2007 in Official Records Instrument 2007000193637, as affected by that certain Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded June 6, 2016 in Official Records Instrument 2016000120637, as affected by the Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded July 2, 2024 in Official Records Instrument 2024000187363, all of the Public Records of Lee County, Florida.

Parcel VIII: (Easement)

Reciprocal Easement Agreement between University Club Apartments/Gulf Coast, LLC, a Florida limited liability company and JF Gulf Coast Town Center LLC, an Ohio limited liability company recorded October 14, 2005 in Official Records Instrument 2005000073017, as affected by the as affected by that certain Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded June 18, 2007 in Official Records Instrument 2007000193637, as affected by that certain Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded June 6, 2016 in Official Records Instrument 2016000120637, as affected by the Assignment and Assumption of Operating and Reciprocal Easement Agreements recorded July 2, 2024 in Official Records Instrument 2024000187363, of the Public Records of Lee County, Florida.

Parcel XIV: (Easement)

Operating and Reciprocal Easement Agreement by and between GCTC Property LP, a Delaware limited liability company and Vision Fort Myers, LLC, a Florida limited liability company, dated September 30, 2025, recorded October 2, 2025 in Official Records Instrument 2025000264817, of the Public Records of Lee County, Florida.

LUMINAIRE SCHEDULE

SYM	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	LLF	WATTS
	A	18	LITHONIA LIGHTING	DSX1 LED P1 30K 70CRI BLC3	D-SERIES SIZE 1 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 3 EXTREME BACKLIGHT CONTROL	LED	ABSOLUTE	1.00	50.9
	W	2	LITHONIA LIGHTING	DSX1 LED P1 30K 70CRI BLC3	D-SERIES SIZE 1 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 3 EXTREME BACKLIGHT CONTROL	LED	ABSOLUTE	1.00	50.9
	D	8	LUMENWERX	VO2RR-ST-60-CR190-14W-35-SR-W	WST LED, PERFORMANCE PACKAGE 2, 4000 K, VISUAL COMFORT FORWARD THROW, MVOLT	LED	ABSOLUTE	1.00	13.8
	U	4	COOPER LIGHTING	TCRL20X	GROUND MOUNTED FLOODLIGHT LED 21W 1,979 LUMENS 4,000K UNIVERSAL VOLT BRONZE FINISH NARROW FLOOD	LED	ABSOLUTE	1.00	13.8
	C	108 LF	ACCLAIM LIGHTING	FLEXOHE4	EXTERIOR HIGH OUTPUT LOW VOLTAGE TAPE LIGHT 5.5W/FT 411 LUMENS/FT 4000K 24VDC	LED	ABSOLUTE	1.00	5.5 / FT

NOTES:

- PHOTOMETRIC PLAN SHEETS ARE FOR CODE COMPLIANCE ONLY. FIXTURE LOCATIONS ARE SCHEMATIC TO SHOW MAXIMUM LIGHT LEVELS ALLOWED PER LEE COUNTY LAND DEVELOPMENT CODE. ANY ADJUSTMENTS SHALL BE APPROVED BY MORRIS-DEPEW ASSOCIATES PRIOR TO INSTALLATION.
- ORIENT THE FACE OF ALL LIGHTING FIXTURES IN ACCORDANCE WITH THE SUCCESSIVE PLAN SHEETS, LL-101 THROUGH LL-10X OF THE PHOTOMETRIC PLANS.
- ALL .IES FILES PROVIDED BY MANUFACTURER.
- REFER TO LIGHT FIXTURE ELECTRICAL POWER DESIGN IN ELECTRICAL PLANS AS PREPARED BY OTHERS. ALL ELECTRICAL CONTROLS, WIRING, ETC. TO BE PROVIDED BY OTHERS.
- ELECTRICAL WIRING SHALL BE DESIGNED TO WHERE NIGHT TIME SECURITY LIGHTING SHALL NOT EXCEED 50% OF THE FOOT CANDLE MEASUREMENTS SHOWN IN THIS PLAN.
- PRIOR TO THE FINAL INSPECTION FOR A CERTIFICATE OF COMPLIANCE PURSUANT TO SECTION 34-625 OF THE LEE COUNTY LAND DEVELOPMENT CODE, SITE VERIFIED FOOTCANDLE READINGS MUST BE PROVIDED DEMONSTRATING THAT THE OUTDOOR LIGHTING, AS INSTALLED, CONFORMS WITH THE PROPOSED PHOTOMETRIC AND THE LETTER OF SUBSTANTIAL COMPLIANCE PROVIDED BY A REGISTERED PROFESSIONAL ENGINEER MUST INCLUDE A CERTIFICATION THAT THE OUTDOOR LIGHTING IS IN COMPLIANCE WITH THIS CODE.
- IF ANY OUTDOOR LIGHT FIXTURE OR THE TYPE OF LIGHT SOURCE THEREIN, IS CHANGED AFTER THE PERMIT OR DEVELOPMENT ORDER HAS BEEN ISSUED, A CHANGE REQUEST OR DEVELOPMENT ORDER AMENDMENT MUST BE SUBMITTED FOR APPROVAL TOGETHER WITH ADEQUATE INFORMATION TO ASSURE COMPLIANCE WITH THE LEE COUNTY LAND DEVELOPMENT CODE. THIS REQUEST OR AMENDMENT MUST BE APPROVED PRIOR TO THE INSTALLATION OF THE PROPOSED CHANGE.
- ONLY ONSITE LUMINAIRES HAVE CONTRIBUTED TO THE PHOTOMETRIC ANALYSIS OF THE SITE. EXISTING OFFSITE / STREET / ROADWAY LIGHTING HAS NOT BEEN MODELED IN THIS PHOTOMETRIC PLAN, NOR HAS THEIR LIGHT LEVEL IMPACT TO THE SITE BEEN CALCULATED.
- ALL NON-ESSENTIAL EXTERIOR COMMERCIAL LIGHTING MUST BE TURNED OFF AFTER BUSINESS HOURS. WHERE ALL NIGHT SAFETY OR SECURITY LIGHTING IS TO BE PROVIDED, THE LIGHTING INTENSITY LEVELS SHOULD PROVIDE THE LOWEST POSSIBLE ILLUMINATION TO DISCOURAGE CRIME AND UNDESIRABLE ACTIVITY AND TO EFFECTIVELY ALLOW SURVEILLANCE BUT MAY NOT EXCEED 50 PERCENT OF THE LEVELS SPECIFIED ON THE PHOTOMETRIC PLANS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY MORRIS-DEPEW ASSOCIATES PRIOR TO INSTALLATION OF ALL EXTERIOR FIXTURES.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONFIRM PLAN VERSION IS CURRENT & IS DATE MATCHED TO THE LATEST APPROVED PLANS.

STATISTICS

INTERNAL PARKING AREA & PROPERTY BOUNDARY

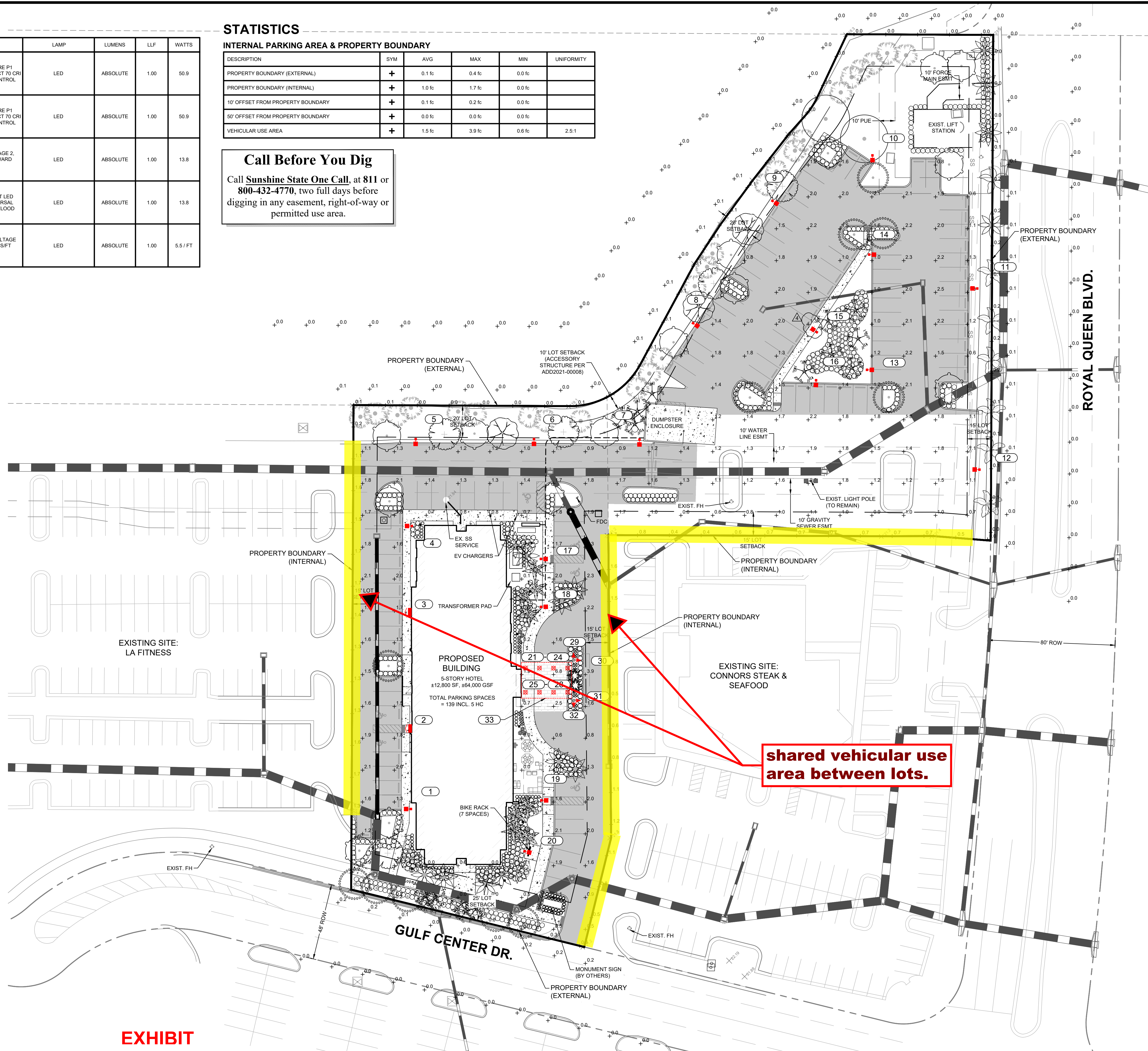
DESCRIPTION	SYM	AVG	MAX	MIN	UNIFORMITY
PROPERTY BOUNDARY (EXTERNAL)	+	0.1 fc	0.4 fc	0.0 fc	
PROPERTY BOUNDARY (INTERNAL)	+	1.0 fc	1.7 fc	0.0 fc	
10' OFFSET FROM PROPERTY BOUNDARY	+	0.1 fc	0.2 fc	0.0 fc	
50' OFFSET FROM PROPERTY BOUNDARY	+	0.0 fc	0.0 fc	0.0 fc	
VEHICULAR USE AREA	+	1.5 fc	3.9 fc	0.6 fc	2.5:1

Call Before You Dig

Call **Sunshine State One Call**, at 811 or **800-432-4770**, two full days before digging in any easement, right-of-way or permitted use area.

LUMINAIRE LOCATIONS

NO.	LABEL	X	Y	MH
1	A	783585.48	725348.52	25
2	W	783636.05	725349.03	22
3	W	783709.09	725348.82	22
4	A	783763.20	725349.10	25
5	A	783817.78	725351.53	25
6	A	783817.81	725425.84	25
7	A	783817.41	725492.12	25
8	A	783890.59	725525.78	25
9	A	783967.37	725575.63	25
10	A	783995.93	725638.48	25
11	A	783912.33	725704.33	25
12	A	783798.60	725705.71	25
13	A	783861.27	725635.09	25
14	A	783933.63	725636.43	25
15	A	783884.92	725603.51	25
16	A	783854.73	725603.07	25
17	A	783742.52	725430.17	25
18	A	783712.41	725430.25	25
19	A	783590.89	725430.47	25
20	A	783558.98	725419.92	25
21	D	783673.95	725420.45	15
22	D	783673.95	725429.28	15
23	D	783673.90	725438.13	15
24	D	783673.94	725446.97	15
25	D	783658.78	725420.46	15
26	D	783658.79	725429.28	15
27	D	783658.77	725438.16	15
28	D	783658.83	725447.00	15
29	U	783683.12	725450.74	1
30	U	783678.93	725454.93	1
31	U	783653.60	725454.78	1
32	U	783649.73	725450.81	1
33	C	783655.03	725433.14	15



EXHIBIT

PROJECT:

GCTC HAMPTON
INN FORT
MYERS

LOCATION:

10,066 GULF CENTER DR. &
17,100 ROYAL QUEEN BLVD.
FORT MYERS, FL. 33913

CLIENT:

ELEVATE | architecture
studio
1775 THE EXCHANGE BL. | SUITE 600 | ATLANTA, GEORGIA 30339
PHONE: 404-581-8800
WWW.ELEVATEARCHITECT.COM

CONSULTANT:

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

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Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
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Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

MATTHEW M. LINCOLN
FL LIC. # LA 6667472

DRAWING IS NOT VALID WITHOUT AN EMBOSSED SEAL WITH AN ORIGINAL SIGNATURE BY THE LANDSCAPE ARCHITECT OF RECORD

REVISIONS

REVISIONS	DATE
DESIGN DEVELOPMENT	09/17/2025
SFWM D ERP RAI 01	11/14/2025
CONSTRUCTION DOCUMENTS	12/17/2025
DO REVIEW COMMENTS	01/09/2026

PROJECT MANAGER: RMS

DRAWING BY: ATA

JURISDICTION: LEE COUNTY

DATE: 3/2/2026

SHEET TITLE:

CODE MINIMUM
PHOTOMETRIC PLAN

SHEET NUMBER: LL-101

SCALE 1"=30'

JOB/FILE NUMBER: 23127-01

MORRIS

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DEPEW

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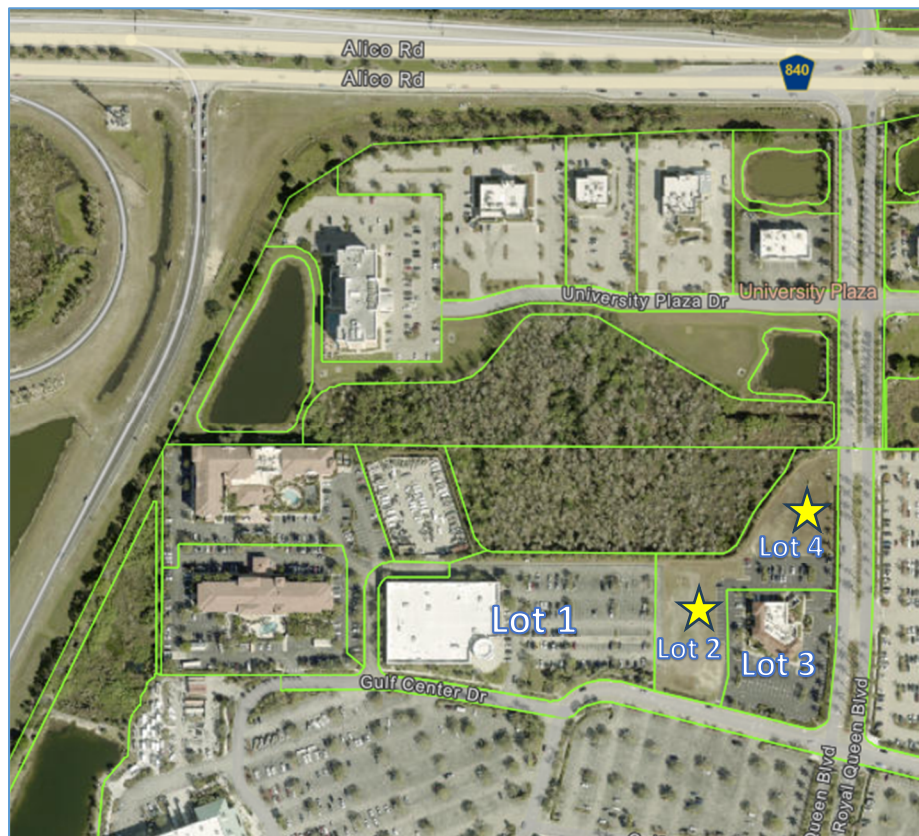
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ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS**Gulf Coast Town Center MPD****Administrative Amendment to a Planned Development****Request Narrative****I. Request Summary**

Vision Fort Myers, LLC ("Applicant") is requesting an administrative amendment to Lots 2 and 4 only of the previously approved Gulf Coast Town Center Mixed Use Planned Development (MPD) zoning (Z-00-024, as amended) for the following deviation related to illumination requirements that apply only to the Hampton Inn hotel:

1. Add Deviation #25 to allow for relief from illumination requirements for vehicular areas along property lines of the Hampton Inn hotel.
2. Amend MCP to add proposed Deviation #25 symbol to Lots 2 and 4.

The Property is designated as C/O/H and is located on Lots 2 and 4 on the MCP. The Property is directly north and west of Connor's Steakhouse (Lot 3), directly east of LA Fitness (Lot 1), and on the north side of Gulf Center Drive and west side of Royal Queen Blvd. The Property lies within the University Village Interchange FLU and is within the University Community Planning Area.

**Figure 1: Aerial of Property****EXHIBIT C**

II. Background and Approval History

The original overall 244± acres were originally rezoned from AG-2 to MPD with approval of a Development or Regional Impact (DRI) by Z-00-024. The zoning and DRI have been amended several times administratively and through the public hearing process as outlined in the submitted Previous Zoning Actions Summary. The most recent amendment to the DRI was approved via Z-20-030 and the most recent public hearing amendment to the MPD zoning was approved via Z-24-017, which relocated the Costco gas station facility and increased the number of fuel pumps from 8 to 30.

The request remains in compliance with the Lee Plan, the Gulf Coast Town Center DRI Development Order, and DRI Map H Master Plan Gulf Coast Town Center.

There is one (1) Development Order approved for the subject Property (Lots 2 and 4), which allows for the development of a 115-room Hampton Inn hotel and associated infrastructure (DOS2025-00165). The requested deviation is limited to the photometrics/illumination requirements for the Hampton Inn hotel only. There are no other amendments or deviations being requested as part of this application.

III. Administrative Amendment to Planned Development Findings

The requested administrative amendment complies with LDC Section 34-174(i)2 as outlined below:

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

The request does not increase height, density, or intensity of development. The request is limited to the addition of one (1) deviation related to illumination requirements for parking lots specific to the Hampton Inn located on Lots 2 and 4.

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

The request does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The requested deviation will allow the applicant to develop the property with a Hampton Inn hotel with appropriate and safe lighting, which supports the local economy and traveling public of Lee County.

c. Does not result in a reduction of total open space provided on the Master Concept Plan by more than ten percent;

The request will not result in a reduction of total open space provided on the MCP. The request is limited to a single deviation related to illumination levels in parking areas adjacent to Lots 1 and 3. There is no change proposed to open space, and approval of the requested deviations will not result in a reduction of total open space provided on the MCP.

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

The request does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by Code. The request is limited to a single deviation to address illumination levels at property lines. There are no changes proposed to the indigenous preserve acreages or locations.

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;

There are no changes proposed to the buffers or landscaping areas. The proposed buffers are in compliance with the LDC requirements and MCP.

f. Does not adversely impact surrounding land uses; and

The request does not adversely impact surrounding land uses. The Property represents an infill site in a mostly developed and highly urbanized shopping center with an intense mix of uses. Non-residential development or roadways exist on all sides of the Property except where the Property abuts internal preserve areas to the north. All of the surrounding lands are within the MPD boundary. The proposed deviation addresses the lighting in the parking lot of the hotel and along the property lines adjacent to LA Fitness and Connor's Steakhouse where shared vehicular areas exist. The deviation does not adversely affect surrounding land uses as they are commercial in nature and compatible with the proposed hotel. The deviation is limited to addressing illumination levels where the project cannot meet the code requirement. The requested deviation is somewhat common throughout Lee County especially in larger planned developments, and the GCTC MPD has approved similar deviations on other commercial parcels within the MPD for the same reasons. The required buffers and setbacks will not be impacted or changed by this request.

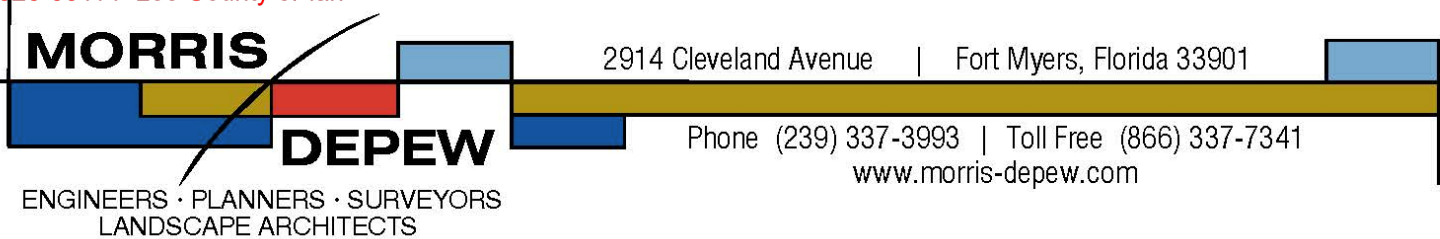
g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

The request is consistent with all applicable provisions of the Lee Plan and LDC at the time of the amendment request, except where a deviation is requested. The Property is located within the University Village Interchange Future Land Use category, which is categorized as lands suited to accommodate high densities and intensities in an area of the county with available levels of public services. Except for where the one (1) illumination requirement deviation is being requested, the proposed hotel complies with the land development regulations and has been approved per DOS2025-00165.

IV. Conclusion

The requested administrative amendment to the MPD do not increase the density or intensity of the MPD, does not reduce required landscape buffers, does not reduce required or approved open space acreage, and does not reduce the approved indigenous preserve as shown on the currently approved MCP. The

request is limited to a single deviation from the LDC related to illumination requirements for the Hampton Inn hotel located on Lots 2 and 4. The requested amendment protects public health, safety and welfare.



Gulf Coast Town Center MPD
Hampton Inn Hotel
Administrative Amendment to a Planned Development

Deviations & Justifications Narrative

1. Deviation #25 from LDC Sec. 34-625, Outdoor lighting standards, Table 1, Note (2) requirement for illumination levels not to exceed 0.5 footcandles at the property lines, to provide minimum illumination levels of 0.8 footcandles throughout vehicular traffic areas along the property lines of Lots 2 and 4 in accordance with Table 1 Use/Task requirements for Medium vehicular / pedestrian activity, with the average light level at the property lines not to exceed 1.8 footcandles. Development shall be consistent with the Lot 2 & 4 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibit.

Justification: The Applicant is requesting this deviation due to the unique internal lot configuration and shared access pattern within Gulf Coast Town Center. Lots 2 and 4 (Hampton Inn Hotel) function as part of an integrated commercial development with shared vehicular circulation areas that extend across internal lot lines adjoining Lot 1 (LA Fitness) and Lot 3 (Connor's Steakhouse). As a result, the internal property lines between these lots do not function as transitions between incompatible land uses, but rather as shared circulation areas serving complementary commercial uses.

Strict compliance with both the maximum illumination level of 0.5 footcandles at the property line and the minimum illumination level of 0.8 footcandles required for Medium Vehicular/Pedestrian Activity areas creates a practical conflict. In locations where active vehicular circulation occurs directly adjacent to the internal lot lines, it is not feasible to maintain the required minimum lighting levels necessary for safe circulation while simultaneously reducing illumination to 0.5 footcandles at the property line.

The requested deviation will allow adequate illumination of parking and circulation areas to promote pedestrian visibility, driver awareness, and overall site safety, while maintaining lighting levels that are consistent with the character and operational needs of an integrated commercial development. The deviation is limited solely to the internal lot lines between commercially developed parcels and does not apply to the external boundaries of the MPD, adjacent preservation areas, public rights-of-way, or any residentially sensitive areas. As proposed, the deviation preserves the intent of the outdoor lighting standards, minimizes off-site impacts, and promotes the public health, safety, and welfare by ensuring adequate lighting within active vehicular and pedestrian use areas.