ADD2022-00007 Lee County ePlan

Kimley»Horn

January 19, 2022

Lee County Development Services
1500 Monroe Street
Fort Myers, FL 33901

RE: ***Administrative Variation Narrative***
Project Name: TCW McGregor Boulevard

To Whom It May Concern:

The Lee County Land Development Code Section 34-1353 (e)(1) states that "landscaping adjacent to rights-of-way external to the development project must be located within a landscape buffer that is a minimum of 25 feet in width." An administrative deviation from the above landscape buffer requirements may be permitted per LDC Section 34-1354.

The Lee County Land Development Code Section 10-285 (a) states that "the connection separation spacing of an access road under a posted speed of 45 MPH is 40 feet." An administrative deviation from the above driveway spacing requirements may be permitted per LDC Section 10-104(a)(3).

The 25' required landscape buffer is adjacent to McGregor Boulevard, along the Western lot line of the subject project. The proposed driveway is located on the southeast portion of the site and is adjacent to an existing driveway located east of the proposed driveway along the existing access road abutting the property. An encroachment into the 25' landscape buffer and a reduction in the driveway spacing requirements is being requested. The property geometry and location creates limited vehicular access points which requires the proposed driveways and internal roadways to be in the current locations. Also, due to the nature of the proposed development the current driveway and travel way locations are needed to reduce vehicle conflict points and to allow fluid movement throughout the site. In order to keep a coherent traffic circulation, we are requesting to deviate the landscape buffer requirement (per LDC 34-1353(e)(1)) and the driveway separation requirement (per LDC Section 10-285(a)) to allow for an encroachment into the 25' landscape buffer and to allow a reduction in the driveway separation requirements.

Please see site plan attached with this letter as reference.

If you have any questions, I can be reached by phone at 239.984.6524 or directly by email at Sina.Ebrahimi@kimley-horn.com.

Sincerely,



Sina Ebrahimi, P.E.

Project Manager