

Date: 12/2/2022

To: Lee County Development Services
1500 Monroe St.
Fort Myers, FL., 33901

RE: Administrative Amendment of ADD2021-00220 Master Concept Plan:

The applicant is requesting approval to remove some mini warehouse units previously approved through (PD) ADD2021-00220 in the northwest corner and construct a dry detention pond to comply with storm water management requirements.

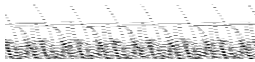
1. The subject property is the northwest portion of 2750 North Tamiami Trail, STRAP Number 27-43-24-00-00008.0020, and all of 2790 North Tamiami Trail, STRAP Number 27-43-24-00-00008.004A.
2. The subject property was originally rezoned by Resolution Z-99-027.
3. The subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan.
4. The subject property is located in the North Fort Myers Community Plan Area and Commercial Corridor as designated by the Lee Plan.
5. K&P Deli is located at 2790 North Tamiami Trail, STRAP 27-43-24-00-00008.004A, is developed with a convenience food and beverage store and no changes are proposed to this property.
6. The applicant has filed a request (attached as Exhibit "C") to amend the Master Concept Plan, and to request removing some mini warehouse units for a dry detention pond.
7. The applicant is indicating this request is necessary in order to comply with storm water management per Land Development Code.
8. The applicant has submitted a Revised Master Concept Plan (attached as Exhibit "D") that depicts the proposed dry detention pond at the northwest corner of the property.
9. The proposed amendment decreases both density and intensity within the Development, proposes equivalent landscaping, buffering and increases total open space required by the LDC, does not underutilize public resources or infrastructure; does not reduce buffering, landscaping, or preservation areas; and does not otherwise adversely impact on surrounding land uses.

10. The Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans.

11. The Lee County Land Development Code Section 34-174(i) states that the Director is able to administratively approve an amendment to a planned development pursuant to LDC Section 34-380.

12. We ask that this request please be approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Warner", is positioned above the printed name.

Don Warner
949-566-7911