



Professional Engineers, Planners & Land Surveyors

Devonwood Dealership CPD Administrative Amendment to Planned Development Narrative of Request

Request Summary

The applicant is requesting an administrative amendment to the approved Devonwood Dealership Commercial Planned Development (CPD) to update the Master Concept Plan (MCP) to reflect the current development plan.

No changes are proposed to the existing approved conditions of approval including open space, indigenous preserves or buffers. The proposed intensities are less than that which is approved.

Background and Approval History

The 5.58±-acre property consists of two parcels located at the southwest corner of S. Tamiami Trail and Lake Devonwood Drive which aligns with Briarcliff Road. The site address is 15600 S Tamiami Trail, Fort Myers, FL 33908 with the other parcel's access undetermined. The property lies within the Suburban future land use category. The property is within the San Carlos Planning District and is not located in any community planning areas.

4.3± acres of the subject property was originally rezoned from Community Commercial (CC) and CC with a special exception for a self-service gas station to CPD to permit an automobile dealership with service & repair facilities and other uses by zoning resolution Z-88-068.

The subject property was then rezoned from CPD and CC to the Devonwood Dealership CPD by zoning resolution Z-07-056 to allow a maximum 25,000 square feet for a dealership building plus 5,000 square feet for service areas and 45,000 square feet of vehicles sales and display area.

The current development plan proposes a total maximum 21,000 SF dealership building, which includes 5,000 SF service area, and 45,000 SF vehicle display area. Underground stormwater vaults are proposed to be permitted through the South Florida Water Management District in lieu of the water management area shown on the current MCP, so deviation 3 is no longer utilized with the updated MCP. The access to S. Tamiami Trail is no longer proposed and the access connection separations have been updated to edge of pavement instead of centerline.

LDC Consistency/Minimal Modification

LDC Section 34-380(a) provides that amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development. LDC Section 34-380(b) provides that the Director may administratively approve an amendment to a planned development in accord with Section 34-174. LDC Section 34-174(i)(2) provides that the Director must find the request complies with the following required findings/review criteria for an administrative amendment to a planned development: a. Does not increase height, density or intensity of the development, except as permitted in chapter 2; b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development; c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent; d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code; 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; f. Does not adversely impact surrounding land uses; and

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

Conclusions

The request is consistent with the administrative amendment requirements contained in LDC Section 34-174(i)(2). The proposed intensity is less than the intensity approved for the development, so the request does not increase the height, density or intensity. The requested revisions do not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. There are no changes proposed to the existing approved open space or buffers so the requested revisions do not result in a reduction of total open space provided on the master concept plan by more than ten percent and do not decrease the amount of indigenous native vegetation preservation or open space areas below the amount shown on the existing MCP. The requested change does not adversely impact surrounding land uses. The request is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request, together with approval of the existing deviations. The requested amendment is the minimum necessary to the already approved planned development to allow the project to proceed with development. The approved deviations continue to enhance the achievement of the objectives of the planned development; and protect the public health, safety and welfare. The proposed modifications do not result in any change to the project's consistency with the Lee Plan and the LDC. For these reasons, the applicant respectfully submits that this administrative amendment request should be approved.