



REQUEST STATEMENT

MATRIX, CPD

CPD Amendment

±3.63 ACRES

STRAPS: 22-43-24-01-00002.0150

17630 N. Tamiami Trail, North Fort Myers, FL 33903

The ±3.63-acre Matrix, CPD with an address of 17630 N. Tamiami Trail is located approximately 0.32 miles south of Del Prado Blvd. N on the east side of N. Tamiami in Sections 22, Township 43 South, Range 24 East in Lee County Florida. The project is bisected by Oriole Road. The property is in the North Fort Myers Planning Community and falls within the Suburban Future Land Use Category.

On August 19, 2013, the Lee County Board of County Commission adopted Resolution No. Z-13-15 (DCI2008-00013) to rezone the +/- 3.62-acre project from CN-1 and AG-2 to CPD to allow Option 1- 40,000 SF, with a maximum of 30,000 sf retail (2 stories/35') or Option 2- 195,000 sf self-storage (3 stories/45')

OUR REQUEST

The applicant is requesting Administrative Approval to modify the Matrix, CPD. The intent of the application is to:

- Revise the Master Concept Plan (Option #1 MCP) to change the driveway location.
- Modify Environmental Conditions

Since there are no changes to the intensity of the project, modifications of the schedule of uses, the project is still in compliance with the Goals and Objectives of the Lee County Comp Plan that were presented during the rezoning application in 2022 and as such, we will only discuss those that are applicable to the proposed modification.

MASTER CONCEPT PLAN

The revised master concept plan configuration remains relatively the same, except for the modification to the location of the primary driveway. The proposed plan proposes to move the driveway ±121 feet to the north from the originally approved location. This adjustment is being made to enhance functionality for vehicle shared access to also provide the future development on parcel North.

SCHEDULE OF USES

No changes to the schedule of uses are requested at this time.

CONDITIONS

To remove the reference of 3. Environmental Conditions, c. U.S. 41 Buffer. To retain existing slash pines within the 15-foot buffer width (stem wall construction may be used).



Reasoning:

When the zoning condition was written it was prior to FDOT's right of way taking and prior to FDOT's construction of the sidewalk. FDOT removed these slash pines within their new ROW during the installation of the sidewalk.

In accordance with requirements of LDC Section 34-174(1)(2):

a. Does not increase height, density or intensity of the development, except as permitted in [chapter 2](#).

- Response: The request does not increase height, density or intensity of the development.

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

- Response: The request will not result to any substantial underutilization of public resources and public infrastructure

c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent.

- Response: The request will not result in a reduction of total open space.

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

- Response: There are no existing or previously permitted indigenous native vegetation preservation areas on the property and the deviation will not reduce open space below code minimums.

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.

- Response: The deviation will not decrease the open space below code minimums.

f. Does not adversely impact surrounding land uses; and

- Response: The request will not adversely impact surrounding land uses

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

- Response: The request is consistent with all applicable provisions of the Lee Plan and land development regulations

Lee Plan and LDC Consistency Summary

The request is consistent with the goals, objectives, policies, and the intent of the Lee Plan.

The request will not cause damage, hazard, nuisance or other detriment to persons or property. It is being integrated into the existing neighborhood as a relatively low intensity development and is similar in nature to the uses in the area.



The requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the uses set forth in Chapter 34 of the LDC.

Sufficient evidence has been provided within this application that this rezoning is in compliance with the Lee Plan, the Land Development Code and all other applicable rules and regulations.

The request will meet or exceed all performance and location standards set forth for the uses allowed by the request.

The request is consistent with the densities, intensities and general uses set forth in the Lee Plan.

The request is compatible with existing or planned uses in the surrounding area.

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

The request will not adversely affect environmentally critical areas and natural resources.