

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00143

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Brett McNeilly, XV Powersports LLC, filed an application for an administrative amendment to a Mixed Use Planned Unit Development (MPD) to allow “Vehicle and Equipment Dealers, Group II” within Tract “I” as depicted on the Master Concept Plan (MPD) approved by Resolution Z-21-017; and

WHEREAS, the subject property located at 16320 Innovation Lane, with the STRAP numbers 06-46-26-L4-17200.2020 and 06-46-26-L4-17200.2010 (attached as Exhibit “A”); and

WHEREAS, the property was originally rezoned to Mixed Use Planned Development (MPD) by Resolution Z-04-025, as most recently amended by Resolution Z-21-017, which superseded all previous zoning actions; and

WHEREAS, Resolution Z-21-017 was subsequently amended by ADD2023-00168, ADD2024-00118, and ADD2024-00178; and

WHEREAS, the subject property is located in the Tradeport Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the applicant has filed the subject request to amend the Schedule of Uses to add Vehicle and Equipment Dealers, Group II for Tract “I”; and

WHEREAS, the Mixed Use Planned Development (MPD) was amended by ADD2023-00168 and ADD2024-00178 to add Vehicle and Equipment Dealers, Group II for Lot 27 and Tract “D” as depicted on the approved master concept plan; and

WHEREAS, the subject property is classified as Tract “I” and fronts on and is accessed from Innovation Lane, which is classified as a privately maintained local road; and

WHEREAS, the subject property does not abut Alico Road or Airport Haul Road and would not be required to operate in a fully enclosed building pursuant to Condition 2.a.(1) of Resolution Z-21-017; and

WHEREAS, the applicant has provided a narrative that states there are existing golf cart dealerships that are classified as Vehicle and Equipment Dealers, Group II (attached as Exhibit “B”); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; 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 procedures; 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; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of an amendment to a Mixed Use Planned Unit Development (MPD) to allow "Vehicle and Equipment Dealers, Group II" within Tract "I" is **APPROVED, subject to the following conditions:**

1. **Condition 2.a of Resolution Z-21-017 is hereby amended to add Vehicle and Equipment Dealers, Group II, limited to Tracts "D" and "I" and Lot 27 as approved by ADD2023-00168 and ADD2024-00178.**
2. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.**
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 08/05/2025
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

List of Exhibits

Exhibit A: Legal Description

Exhibit B: Request Statement

Exhibit A

CASE NUMBER: ADD2023-00143

LEGAL DESCRIPTION

TRACT I-1, ITEC UNIT TWO - B, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, LOCATED IN SECTIONS 06, TOWNSHIP 46, RANGE 26 EAST AS RECORDED IN INSTRUMENT #2019000170115, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

STRAP NUMBER

06-46-26-L4-17000.00CE

REVIEWED

Project: ADD2025-00143

By: Richard Burris

Dept: Legal Review

Date: 07/23/2025

Exhibit B

Request Narrative

I am requesting group II be added to the zoning of 16320 Innovation Lane, Fort Myers, Florida 33913. We are a golf cart dealership. There are 2 other golf cart dealerships within the same business park that have been approved to operate. Also I had group II added to my current location of 12210 Itec Haul Dr, Fort Myers, Florida 33913 just under 1 year ago. We have grown and are moving into a bigger space.

Thanks

Brett McNeilly

678-761-4495