

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00109

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Stacey Hewlitt, AICP, from RVi Planning & Landscape Architecture representing GOFM LLC filed an application for an administrative amendment to a Commercial Planned Development on a project known as Devonwood Dealership CPD to amend the Master Concept Plan and Conditions of Resolution Z-07-056, as amended, and proposes the following two additional deviations:

Deviation #5: A deviation from LDC §10-285 - Connection Spacing, Table 1, which requires a 660' driveway separation on Principal Arterials located in the Future Suburban Areas; to allow connection separations for the S. Tamiami Trail (US 41) access point to be a minimum of 245'± to Lake Devonwood Drive to the north and a minimum of 311'± to the driveway to the south.

Deviation #6: A deviation from LDC §10-610(e) and §34-2015(2)(f) which requires adjacent commercial uses to provide parking lot interconnections; to allow no interconnection to the adjacent property to the south.

WHEREAS, the property located at 15600 S. Tamiami Trail; and

WHEREAS, the applicant has indicated the property's current STRAP number is 36-45-24-00-00016.0010, and a legal description of the subject property is attached as Exhibit "A"; and

WHEREAS, the property was rezoned by Resolution Z-07-056 and amended by ADD2023-00218; and

WHEREAS, the subject property is located in the Suburban Community Future Land Use Category as designated by the Lee Plan; 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 applicant also requested to amend the Master Concept Plan approved by ADD2023--218 to add an access point to US 41/S. Tamiami Trail and modify the general layout of the site; and

WHEREAS, South Tamiami Trail is a State of Florida Road and connection to this road will require a State Permit; and

WHEREAS, the applicant proposes to withdraw Deviation #3 of Resolution Z-07-056 and proposes two additional deviations listed above; and

WHEREAS, the proposed changes to the Master Concept plan require modification to some of the approved conditions of Resolution Z-07-056; and

WHEREAS, this amendment will supersede and replace ADD2023-00218; and

WHEREAS, this request was reviewed by the Lee County Department of Transportation and Development Services Section and was recommended for approval

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 for an administrative amendment to the Commercial Planned Development on a project known as Devonwood Dealership CPD to amend the Master Concept Plan and Conditions of Resolution Z-07-056 and approval of two additional deviations is **APPROVED, subject to the following conditions:**

1. **Development must be consistent with the Master Concept Plan Devonwood Dealership CPD, amended on July 15, 2025, attached hereto as Exhibit “B”.**
2. **Condition 15 is hereby withdrawn.**
3. **Condition 20 is amended as follows:**

Condition 20. Indigenous preservation:

- A. **A minimum of 1.02 acres of preserve along the west property line separately depicting the 0.04 acre pine flatwoods, disturbed (4119 E3) and 0.88 acre hardwood/conifer mixed, disturbed (4349 E3) as Indigenous Preservation and the 0.10 acre pine flatwoods, disturbed (4119 E4) as Indigenous Restoration in substantial compliance with the approved MCP and table provided on the single-page plan entitled “Indigenous Preserve Plan,” dated April 2, 2025, and attached as Exhibit “C”.**
- B. **Indigenous vegetation incorporated into the required buffer along the south property line must be in substantial compliance with the approved MCP (vegetation can be used for general tree credits but not included in indigenous preservation acreage requirement); and**
- C. **Access points for proposed mechanical vegetation clearing and planting in the restored areas, unless other means are approved by Lee County Zoning Section’s Environmental staff through a field inspection and onsite meeting with the contractor who will be conducting the vegetation removal and planting; and**

- D. Location of replacement or preservation of heritage trees; and
 - E. Location of relocated listed Giant Wild Pine (*Tillandsia utriculata*) to similar habitat within the preservation areas (relocation method must be included in the required indigenous management and restoration plan); and
 - F. Utilization of one hundred (100) percent native vegetation planting within all required buffers, restoration, and enhanced preservation areas. The applicant may use approved non-native plantings outside preserve areas for accent above the required plantings; and
 - G. A 30-foot structure setback from preserve areas; and
 - H. Prior to local development order approval, the applicant must submit for review and approval by Lee County Division of Environmental Science staff a detailed indigenous management plan meeting requirements of the LDC §10-415(b)(4) and restoration plan in substantial compliance with the "Indigenous Preserve Enhancement and Planting Plan" dated July 14, 2025 and attached as Exhibit D. The plan's acreage must be consistent with the required indigenous preservation area, as conditioned.
4. Deviation #3 is withdrawn.
5. The following two additional deviations are hereby approved:
- Deviation #5, Connection Separation
A deviation from Land Development Code Section 10-285 - Connection Spacing, Table 1, which requires a 660' driveway separation on Major Arterials located in the Future Suburban Areas; to allow connection separations for the S. Tamiami Trail (US 41) access point to be a minimum of 245'± to Lake Devonwood Drive to the north and a minimum of 311'± to the driveway to the south.
- Deviation #6, Parking Lot Interconnection
A deviation from Land Development Code Section 10-610(e) and §34-2015(2)(f) which requires adjacent commercial uses to provide parking lot interconnections; to allow no interconnection to the adjacent property to the south.
6. The terms and conditions of the original zoning resolution remain in full force and effect, except as amended herein.
7. 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.

Electronically signed on 09/10/2025

By: Rebecca Sweigert

Department: Application Processing

List of Exhibits

Exhibit A: Legal Description

Exhibit B: Master Concept Plan

Exhibit C: Indigenous Preserve Plan

Exhibit D: Indigenous Preserve Enhancement and Planting Plan



GULF SHORE SURVEYING, INC.

TIM J. PUFAHL, P.L.S.
30930 OIL WELL RD., PUNTA GORDA, FL. 33955
(941) 639-7800 • FAX: (941) 639-7600

NICK POULOS, P.L.S.
2112 SE. 11TH ST., CAPE CORAL, FL. 33990
(239) 458-2388 • FAX: (239) 574-3719

Legal Description Property located in Lee County, Florida

Page 1 of 2

November 2, 2006

Job number 0401

File: 04011002

Metes and bounds description, (supplied by Gulf Shore Surveying, Inc.)

Description

A tract or parcel of land lying in Section 36, Township 45 South, Range 24 East, Lee County, Florida, being the north 320 feet of the south 500 feet of the northeast one quarter (NE ¼) of the Southwest one quarter (SW ¼) of said section, lying west of State Road no. 45, U.S. 41, Tamiami Trail and the north 80 feet of the south 180 feet of the northeast one quarter (NE ¼) of the southwest one quarter (SW ¼) of said section lying west of State Road no. 45, U.S. 41, Tamiami Trail; more particularly described by metes and bounds as follows:

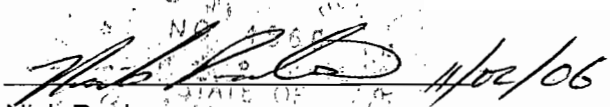
Commence at the southwest corner of the northeast one quarter (NE ¼) of the southwest one quarter (SW ¼) of Section 36, Township 45 South, Range 24 East; Thence N.00°48'20"W. along the west line of said northeast one quarter (NE ¼) of said southwest one quarter (SW ¼) for distance of 100.00 feet to the point of beginning.

From said point of beginning; thence continue N.00°48'20"W. along said west line and the east line of Devonwood Estates, a subdivision as recorded in Plat book 57 at page 44, Lee County public records for a distance of 399.52 feet (measured) ; thence N.89°00'04"E. along the south line of Tract "A", said Devonwood Estates for a distance of 489.91 feet; thence S.31°35'30"E. along the southwesterly right of way line of State Road no. 45, U.S. 41, Tamiami Trail for a distance of 464.12 feet; thence S.89°00'04"W. along the south line of the north 80 feet of the south 180 feet of said northeast one quarter (NE ¼) of the southwest one quarter (SW ¼) for a distance of 727.47 feet to the point of beginning.

Containing 5.583 Acres more or less.

Bearing mentioned herein are based on the southwesterly right of way line of State road no. 45, U.S. 41, Tamiami Trail bearing S.31°35'30"E.

Refer to 8 ½" x 11" sketch
Gulf Shore Surveying, Inc.


Nick Poulos
Professional Surveyor and Mapper
Florida Certificate No. 4568

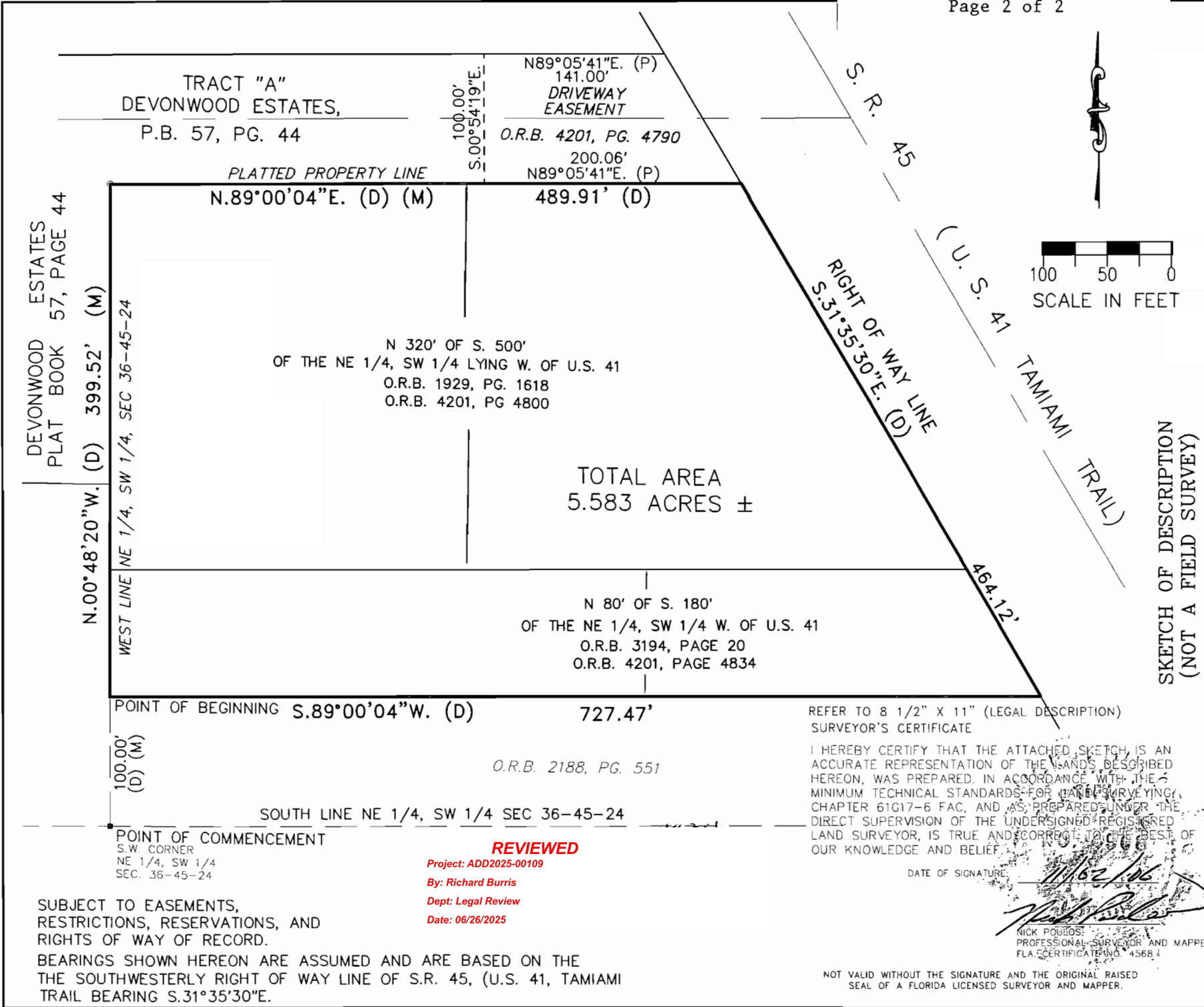
REVIEWED

Project: ADD2025-00109

By: Richard Burris

Dept: Legal Review

Date: 06/26/2025



GULF SHORE SURVEYING, INC.

LICENSED BUSINESS NO. 6729
LEE COUNTY:
2112 S.E. 11TH STREET
CAPE CORAL, FL. 33990
(941) 458-2388

CHARLOTTE COUNTY:
30930 OIL WELL ROAD
PUNTA GORDA, FL. 33955
(941) 639-7800

DATE : 11/01/2006
SCALE : 1" = 100'
CADD : N.P.
CHECK : N.P.
FILE : 0401L002

TRACT OR PARCEL OF LAND
LYING IN
SECTION 36, TWP 45 S., RGE 24 E.
LEE COUNTY, FLORIDA

0401
L002

REFER TO 8 1/2" X 11" (LEGAL DESCRIPTION)
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH IS AN
ACCURATE REPRESENTATION OF THE LANDS DESCRIBED
HEREON, WAS PREPARED IN ACCORDANCE WITH THE
MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING,
CHAPTER 61G17-6 FAC, AND AS PREPARED UNDER THE
DIRECT SUPERVISION OF THE UNDERSIGNED REGISTERED
LAND SURVEYOR, IS TRUE AND CORRECT TO THE BEST OF
OUR KNOWLEDGE AND BELIEF.

DATE OF SIGNATURE: 11/02/06

NICK POULOS
PROFESSIONAL SURVEYOR AND MAPPER
FLA. CERTIFICATE NO. 45684

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVIEWED
Project: ADD2025-00109
By: Richard Burris
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Date: 06/26/2025

SUBJECT TO EASEMENTS,
RESTRICTIONS, RESERVATIONS, AND
RIGHTS OF WAY OF RECORD.
BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE
THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.R. 45, (U.S. 41, TAMIAHI
TRAIL BEARING S.31°35'30"E.

S:\J005\000\04246\04246\ENGINEERING\BASE MODELS\04246\04246.dwg 7/15/2025 1:22 PM BRENNAN WILKINSON

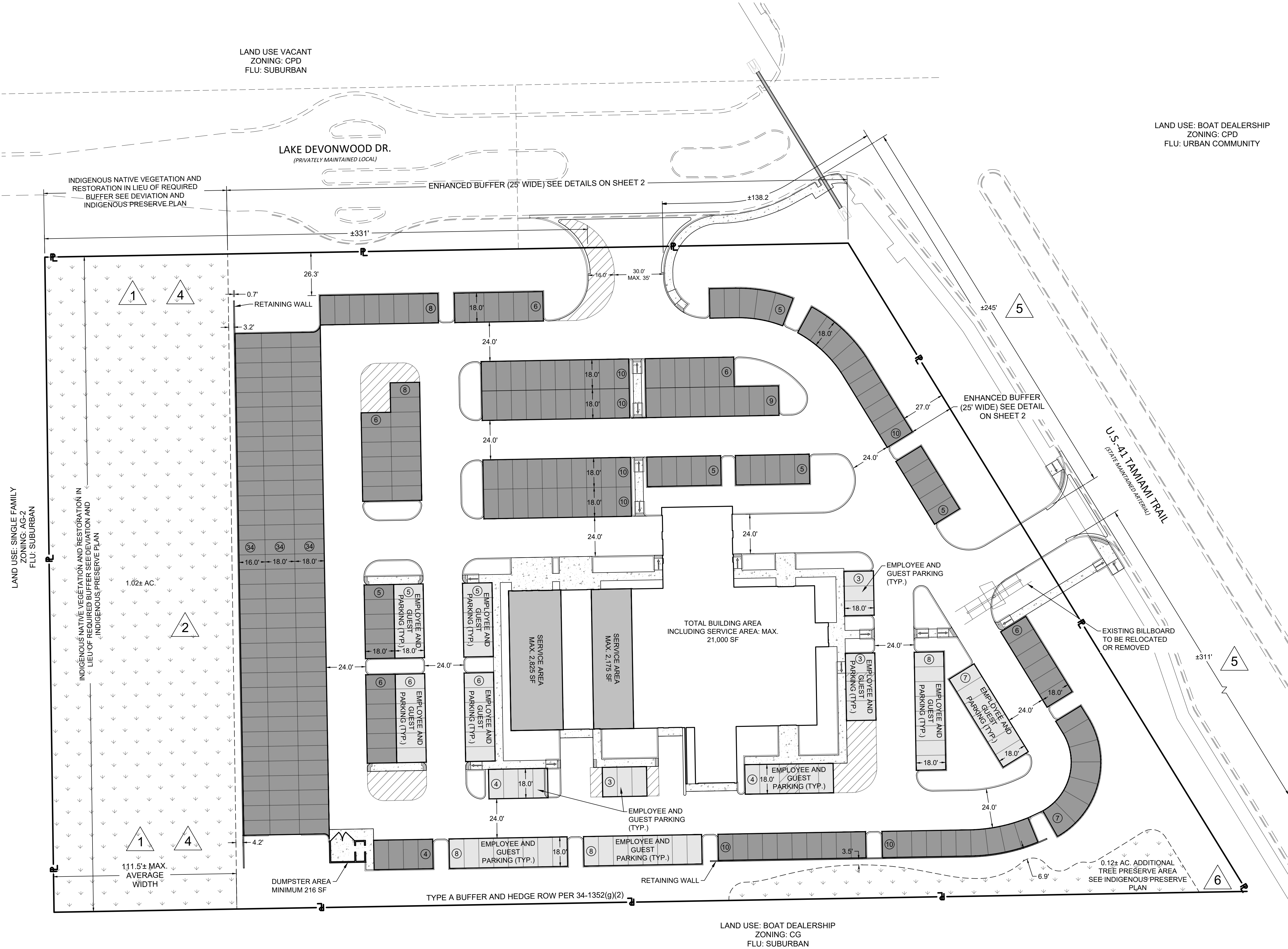


Exhibit "B"

PREPARED FOR:		GOFM, LLC		1575 MANSELL ROAD ALPHARETTA, GA. 30009		BANKS ENGINEERING		10511 SIX MILE CYPRESS PARKWAY FORT MYERS, FLORIDA 33966 PHONE: (239) 939-5490 FAX: (239) 939-2523 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM		MASTER CONCEPT PLAN DEVONWOOD DEALERSHIP CPD LEE COUNTY, FLORIDA		DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
												04-02-2025	8248G	MCP	KWK	RJV	SEH	1"=30'	01

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MADRASCACH BOULEVARD
FORT MYERS, FLORIDA 33902-2808
PHONE (239) 481-5172
FAX (239) 481-5188
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7988 - SURVEYING 18-4849

PREPARED FOR

GP INVESTMENTS, LLC.

11241 MARBLEHEAD MINOR CT.
FORT MYERS, FL 33908
TEL. (239) 938-7474
FAX (239) 938-5512

PROJECT DESCRIPTION

Devonwood Car Dealership
PART OF SECTION 36
TOWNSHIP 45 SOUTH
RANGE 24 EAST
LEE COUNTY, FLORIDA

PROJECT NUMBER

NOT THIS WORKING DRAWING IS FOR THE PROJECT AND NOT TO BE USED FOR ANY OTHER PROJECT. ANY REPRODUCTION OR MODIFICATION OF THIS WORKING DRAWING WITHOUT THE WRITTEN PERMISSION OF BARRACO AND ASSOCIATES, INC. IS PROHIBITED.

FILE NAME	23 W0201.DWG
DATE	1/1/2011
LOGGED BY	J. DEVONWOOD INC.
PLANTED BY	W. J. JONES - 12/11/10
PLANTED BY	TRISTY PETERSON
DATE	1/1/2011

OWNER REVIEWED AND APPROVED
DATE: 1/1/2011 BY: J. DEVONWOOD INC.

PLAN REVISIONS	
4-23-07	REVISED PER COMMENTS
8-14-07	REVISED PER COMMENTS
10-05-07	20' BUFFER TO DEVONWOOD DRIVE

PLAN STATUS

DEVELOPMENT REGULATIONS,
USES, DETAILS, INDIGENOUS
PLAN & BUFFER DETAIL

PROJECT / FILE NO	SHEET NUMBER
22362	2

100'

3:1

Palm Tree Cluster Enhancements to required landscaping

Canopy Tree

10 gallon, 5' ht 48" o.c. Hedge Shrub (66 per 100 LF)

3 gallon, 24" ht 36" o.c. in accord, w/Sec. 34-1352.

3 gallon, 18" ht 24" o.c. in accord, w/Sec. 34-1352.

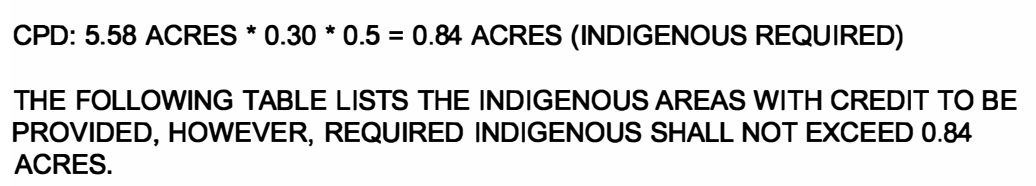
Property line

25' WIDE

3:1

TYP. 100 L.F. ENH. TYPE 'D' BUFFER DETAIL

Scale: 1"=4'-0" (5 Trees and 66 shrubs per 100 LF)-Add plantings in accord, w/Sec. 34-1352 (g)(1)(a-d)



AREA #	FLUCCS	WETLAND	ACREAGE	BASE MULTIPLIER*	TOTAL
1	4349E3	N	0.88	1.1	0.97
2	4119E3	N	0.04	1.1	0.04
3	4119E4	N	0.10	0.5	0.05
			1.02		1.06

1.06 AC/CREDIT OF INDIGENOUS PROVIDED

LEGEND:

-  = UPLAND INDIGENOUS PRESERVATION ENHANCED BY EXOTIC REMOVAL (0.92 AC)
-  = UPLAND INDIGENOUS RESTORATION ENHANCED BY EXOTIC REMOVAL WITH PLANTINGS (0.10 AC)

Exhibit "C"

Devonwood Dealership CPD (ADD2025-00109)

Indigenous Preserve Enhancement and Planting Plan – July 14, 2025

Following the removal of exotics, supplemental plantings will be installed in the 0.10± acre upland restoration areas. The target community types are pine flatwoods and hardwood/conifer mixed. Tree and shrub plantings will include a minimum of three of the species listed in Table 1. Ground cover plantings will include a minimum of four of the species listed in Table 1. The species selected for planting will depend on market availability at the time the plantings are to occur. Additional tree, shrub, and ground cover species may be included in the planting table with approval from DCD staff.

Table 1. **Planting List for Indigenous Upland Restoration Areas**

Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Instruction (On Center)	Quantities
Trees					
Cabbage palm	<i>Sabal palmetto</i>	5 ft.	3 gal.	15 ft.	19
Laurel oak	<i>Quercus laurifolia</i>	5 ft.	3 gal.	15 ft.	
Live oak	<i>Quercus virginiana</i>	5 ft.	3 gal.	15 ft.	
South Florida slash pine	<i>Pinus elliottii</i> var. <i>densa</i>	5 ft.	3 gal.	15 ft.	
Shrubs					
American beautyberry	<i>Callicarpa americana</i>	3 ft.	1 gal.	10 ft.	22
Gallberry	<i>Ilex glabra</i>	3 ft.	1 gal.	10 ft.	
Myrsine	<i>Myrsine cubana</i>	3 ft.	1 gal.	10 ft.	
Staggerbush	<i>Lyonia fruticosa</i>	3 ft.	1 gal.	10 ft.	
Saw palmetto	<i>Serenoa repens</i>	3 ft.	1 gal.	10 ft.	
Wax myrtle	<i>Morella cerifera</i>	3 ft.	1 gal.	10 ft.	
Wild coffee	<i>Psychotria nervosa</i>	3 ft.	1 gal.	10 ft.	
Ground Cover					
Broomsedge	<i>Andropogon virginicus</i>	12 in.	2 in.	3 ft.	484
Fakahatchee grass	<i>Tripsacum dactyloides</i>	12 in.	2 in.	5 ft.	
Gulfdune paspalum	<i>Paspalum monostachyum</i>	12 in.	2 in.	3 ft.	
Muhly grass	<i>Muhlenbergia capillaris</i>	12 in.	2 in.	3 ft.	
Purple lovegrass	<i>Eragrostis spectabilis</i>	12 in.	2 in.	3 ft.	
Sand cordgrass	<i>Spartina bakeri</i>	12 in.	2 in.	5 ft.	
Saw palmetto	<i>Serenoa repens</i>	12 in.	1 gal.	3 ft.	
Wiregrass	<i>Aristida stricta</i>	12 in.	2 in.	3 ft.	
Total Plantings					

The above table is a conceptual plan. The exact size, number, and density of plants will be determined during the D.O. review process. In addition, species of plants may vary based on availability at the time of planting.