ADMINISTRATIVE AMENDMENT (PD) ADD2026-00097

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Katherine Shafer of CPH Consulting, LLC filed an application on behalf of property owners CFT NV Developments, LLC for administrative approval of an amendment to the Nutall Partners Mixed-Use Planned Development (MPD) to amend Condition B.2: Minimum Lot Area and Dimensions; Commercial to allow a Lot Width of 100 feet and amend the Master Concept Plan to depict the reduction in lot width; and

WHEREAS, the subject property is located at 14820 and 14840 Sauer Park Road, Fort Myers, FL 33912 described more particularly as:

LEGAL DESCRIPTION: In Section 25, Township 45, Range 24 East, Lee County, Florida:

ATTACHED AS EXHIBIT “A”; and

WHEREAS, the applicant has indicated the property’s current STRAP Numbers are 25-45-24-L4-13000.0020 and 25-45-24-L4-13000.0030; and

WHEREAS, the subject property is located in the Intensive Development Future Land Use category as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, the subject property is zoned Mixed-Use Planned Development (MPD), as the site is being developed as a multi-occupancy development; and

WHEREAS, the applicant has requested to amend Condition B.2: Minimum Lot Area and Dimensions; Commercial as approved by Resolution Z-15-024 to reduce the required lot width from 200 feet to 100 feet to accommodate the end user; and

WHEREAS, the applicant has provided an amended the Master Concept Plan (see Exhibit “B”) to depict the changes in lot width as requested by this amendment; and

WHEREAS, LDC Section 34-174(i)(2) allows for administrative approval of an amendment to a planned development; and

WHEREAS, LDC Section 34-380 allows for the amendment to Master Concept Plans in accordance with the review criteria held in 34-174(i)(2); 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 to amend the Nutall Partners Mixed-Use Planned Development (MPD) to amend Condition B.2: Minimum Lot Area and Dimensions; Commercial to allow a Lot Width of 100 feet and amend the Master Concept Plan to depict the reduction in lot width **is APPROVED subject to the following conditions:**

1. **The development must be substantially in compliance with the Master Concept Plan attached hereto as Exhibit "B".**

2. **Resolution Z-15-024, Condition B.2 (Minimum Lot Area and Dimensions) is hereby amended as follows:**

   Commercial

   Lot Size: 20,000 square feet
   Lot Width: 100 feet
   Lot Depth: 200 feet

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 09/01/2026
Anthony Rodriguez, AICP, CPM, Zoning Manager
Community Development

Exhibits
Exhibit A: Legal Description
Exhibit B: Master Concept Plan