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Certificate of Authorization # 29086**

September 8, 2022

Mr. Adam Mendez, Senior Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

**Reference: Lehigh Acres Self Storage
ADD2022-00141 (1st ReSubmittal)**

Dear Mr. Mendez:

We are in receipt of your review letter dated September 2, 2022 for the above referenced project. The following items are submitted for your continued review per this request for additional information:

1. One (1) copy of the revised Narrative of Request;
2. One (1) copy of the revised Schedule of Deviations; and
3. One (1) copy of the revised Master Concept Plan.

Responses to each individual item/comment are as follows:

Zoning Review:

1. The Zoning Review has been found sufficient; however, the narrative should be revised to include the correct adopting resolution for this planned development (Z-22-021 as opposed to Z-22-010, Packinghouse CPD).

Response: Please see the revised Narrative of Request for the correction as requested.

2. The deviation included post-submission (8/26) from LDC Section 10-296(d)(4)(c) will be reviewed by Lee County DOT and Development Services in the future sufficiency review.

Response: This comment is acknowledged and understood. Please note that copies from the post-submission on 8/26 are not included with this resubmittal since they are already on file.

Development Services Review:

3. Please indicate on the site plan provided where the roll out totes are stored. Please verify that the roll out totes will not be visible from any right-of-way and not stored in any easement, right-of-way or buffer.

511 Lee Boulevard

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Response: Please see the attached revised Master Concept Plan. The development exceeds the minimum parking requirement so one of the parking spaces has been converted into a pad to store trash and recycling bins. The bins will be screened by a solid, opaque fence so they will not be seen from the rights-of-way.

4. Please provide solid waste and recycling generation calculations showing that roll-out totes are suitable as well as specifying the proposed roll-out tote sizes to be used in your justification.

Response: Please see the revised Master Concept Plan for the calculations as requested along with the revised Deviation Justification.

5. Development Services Staff defers to DOT staff for deviation requests in county-maintained right-of-way.

Response: This comment is acknowledged and understood.

6. Please indicate the locations of each deviation request on the plan provided.

Response: Please see the revised Master Concept Plan with each deviation request numbered accordingly.

7. Development Services recommends the following conditions if approved:

- a. At time of development order the applicant must submit the lease documents verifying that the use of the garbage and recycling collection facilities by the lessees of the storage units is prohibited.
- b. Any redevelopment or change in use of the property will require compliance with the requirements of Land Development Code Section 10-261(a) or an approved deviation.

Response: This comment is acknowledged and understood.

This should allow for continued review and a finding of sufficiency of this amendment to a planned development request. Your time and attention to this matter is appreciated. Should County staff require additional information or have any questions regarding this submittal, feel free to call this office.

Sincerely,

TDM CONSULTING, INC.



Veronica Martin
Senior Planner