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December 6, 2022

Greg Stuart.
Stuart and Associates Planning & Design Services
2456 First Street, Suite 148
Fort Myers, FL 33901

RE: The Pondella Rd. 2.9 Ac Self Storage (Special Exception) SEZ2022-00010

Mr. Stuart:

The Zoning Section has reviewed the information provided for the above-referenced application. The Lee County Land Development Code (LDC) requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklist. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

Please respond to the sufficiency review comments contained within sixty (60) calendar days of the date of this letter. This application may be considered withdrawn if no response is received within this timeframe. Please feel free to contact me at Amendez@leegov.com or (239) 533-8325 if you have any questions.

Zoning Review

1. Use. The project narrative states the special exception use requested is a mini-warehouse. Please review the LDC definitions for "Mini-Warehouse" and "Warehouse, Public" (LDC Section 34-2) and confirm the intended use, or combination of uses, as each is listed independently as requiring a special exception approval.
2. Disclosure of Interest. The form provided lists CompassOne Holdings, LLC as an entity with interest held by a Lee County Employee, Commissioner and/or a Hearing Examiner (Clause 6). Please verify.

Legal Review

1. Legal Description.

Sec. 34-202. - Submittal requirements for applications requiring public hearing. (a)(5) Legal description and sketch to accompany legal description. If the application seeks to rezone undivided, platted lots, then a complete legal description (i.e. lot, block, subdivision name, public records recording information) of the platted subject property is required.

(a)(7) Certification of title and encumbrances.

li. Title insurance policy with appropriate schedules, no greater than five years old at the time of the initial zoning case submittal and an affidavit of no change covering the period of time between issuance of the policy and the application date. If submission of a complete affidavit of no change is not possible, a title certificate, or title opinion must be submitted in the alternative.

Staff Comments: The lot subject to the zoning action appears to be a platted lot and the submittal documents should include those required for a platted lot. No legal description was submitted see LDC §34-202(a)(5). The title insurance policy was issued August 20, 2021. An affidavit of no change is required to cover the period of time between the issuance of the police and the application date.

Development Services Review

1. Site Plan. Please provide a more detailed engineering site plan for review that includes but not limited to:
 - Proposed building heights and square footage
 - Required parking and parking provided
 - Additional dimensions in the parking areas to establish aisle width and spaces
 - Required sidewalk improvements
 - Any applicable off-site improvements
 - Site calculations of pervious and impervious coverages
2. Access Gate. Will the project be fenced/gated? If so, please show this on the site plan.
3. Connection Separation. Please provide the intersection connection separation to the parking access to the north on Handcock Bridge Square Rd.
4. Detention. Is wet or dry detention proposed?
5. ROW Buffer. The plan provided shows parking in the required. Please revise to remove the parking areas from the buffer.

6. Access Width. Please address LDC 34-2013(b)(3) maximum width at property line is 35 feet for parking lot entrances.
7. Interconnection. Please address required parking lot interconnections in LDC 10-610(e) and LDC 33-1548 on the site plan.
8. Solid Waste. Please show the required refuse and solid waste disposal facilities in LDC 10-261 on your site plan.

Staff reserves the right to additional comments when resubmitted.

Solid Waste Review

1. Proposed service area does not provide dimensions in accordance with Ordinance 11-27 and LDC 10-261.

Environmental Review

1. Courtesy Comment. The subject property is within the North Fort Myers Community Planning Area. Please note that LDC 33-1582 requires projects of all sizes to preserve native trees.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 12/6/2022 by
Adam Mendez,
Senior Planner