



Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

February 7, 2023

Writer's Direct Dial Number: 239-533-8890

Al Quattrone
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33916

Re: McGregor Self Storage
ADD2023-00007 – Solid Waste Deviation

Dear Al Quattrone:

Development Services has reviewed the information provided for the above administrative deviation application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

Electronically signed on 2/7/2023 by
Brian Roberts, Plan Reviewer
Lee County Community Development

Brian Roberts, PE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services

Al Quattrone
Re: McGregor Self Storage
February 7, 2023

DEVELOPMENT SERVICES

1. The applicant has provided an Affidavit of Authorization signed by Jacqueline Diaz of Midland Trust Company and a Corporate Resolution that allows her to sign on behalf of Midland Trust Company. However, Midland Trust Company is not listed as an owner of the property. Additionally, the applicant provided a document titled "Tax Free Strategies Authroization.pdf" which is a Disclosure of Interest signed by Jacqueline Diaz. There is no document(s) provided that links/allows Jacqueline Diaz to represent the property owners. Please clarify.
2. Please highlight/indicate the location of the requested deviation on the MCP for clarity.
3. The applicant's justification is not complete. Please provide additional information to support your request. The applicant references open storage in the justification but will there be other uses on-site such as offices and caretakers quarters? Will the lease documents prohibit leasees from using the dumpster? Please clarify how sound engineering practices were used. The statement provided in the justification is not adequate. Specifically, how was it determined that the on-site space to be provided would be adequate to meet the need?
4. Please note that the entrance gate shown on the plan does not meet the requirements in LDC 34-1748(1-5).
5. Several easements are shown crossing the property. Please indicate the easements on the plan. Are these easements vacated? Please clarify. Staff hesitates to approve a deviation plan that may encroach on existing easements.