



March 10, 2023

Mr. Brian Roberts, Plan Reviewer
Lee County Division of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: **McGregor Self Storage**
ADD2023-00007
Solid Waste Deviation

Dear Mr. Roberts,

Please find attached a set of revised plans for the above-mentioned project per your comments dated February 7, 2023. Below are written responses to the comments.

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.

Response: Please see attached Articles of Merger exhibiting Midland Trust Company is a "Constitute Company"

2. Please highlight/indicate the location of the requested deviation on the MCP for clarity.

Response: Please see updated MCP

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 leases 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?

Response: Please see revised justification

4. Please note that the entrance gate shown on the plan does not meet the requirements in LDC 34-1748(1-5).

Response: The gate has been designed to meet the requirements of LDC 34-1748 and will be reviewed with the Development Order

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.

Response:

1. Please find attached the survey plat along with the 24' roadway easement vacation, OR Book 2400 Page 1280

2. Grant of Easement OR Book 1445 Page 1413 (attached) states that in the event that construction of a road on the above described parcel and the 25 foot strip immediately West of it has not begun on or before August 3, 1981, or in the event that such road is not substantially completed on or before August 3, 1982, then this easement shall become, in either case, null and void, and all rights granted herein in the above described property shall immediately revert to the then owner of the fee title, who shall then hold title to the above described parcel free and clear of any rights granted under this Grant of Easement as if this Grant of Easement had never been executed. Based on the location of the existing 16" water main not being located within an easement.

3. The 10' easement will be released by LCU and a proposed 20' easement will be provided by LCU during the LCU permitting process and the site plan as been updated accordingly.

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Sharon Hrabak
Permitting Manager
Email: permits@qainc.net