



Professional Engineers, Planners & Land Surveyors

August 18, 2023

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

Reference: **SIGNATURE STORAGE SUITES
ADD2023-00094
1ST SUFFICIENCY RESPONSE**

Dear Adam:

This letter is written in response to the review comments dated August 7, 2023. With this letter we are submitting the following additional information requested for the project:

1. Revised Explanation and Justification of Request
2. Revised Deviation Plan

Presented below are responses to each review comment:

Comment 1: Please clarify how the subject lots were created. It appears that a lot split has not been completed in accordance with LDC Chapter 10 requirements. A lot split or replat may be required.

Response: Pursuant to follow up discussions with staff, the entire subject property is under concurrent review for a development order with a unified development plan under case number DOS2023-00018. Additionally, the submitted legal description and sketch demonstrates that the parcel adjacent to the northwest was created by Deed Book 304, Page 288 of the Public Records of Lee County Florida. This deed is dated May 28, 1959.

Comment 2: It is not clear from the narrative if the existing access at the 20' ingress/egress easement will be maintained. The narrative indicates that it will be "relocated and reconfigured." Please clarify.

Response: Please see attached revised Explanation and Justification of Request. The eastern 4 subject parcels do not have frontage along Pine Ridge Road but have existing access via a driveway located within an existing 20' egress and ingress easement from July 8, 1974 (O.R. Book 1044, Page 1967) located along the north property line of the existing storage development to the south (16281 Pine Ridge Road).

Comment 3: The justification does not include any discussion of the existing 20' ingress/egress easement, the 20' ROW easement or the existing 31' ROW adjacent to the eastern property line of the subject property. Please provide justification as to why the existing access point or an access to the east is not available.

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Response: Please see attached revised Explanation and Justification of Request. The existing easements/rights-of way were for the 4 separate parcels individually. The applicant purchased the five parcels on May 9, 2022, and is proceeding as one unified development plan so the existing easements and access are no longer necessary. The existing subject site driveway will be removed and relocated/reconfigured to the north 41'± as shown on the attached Deviation Plan. Although there is a 31-foot right-of-way along the east property line, the portion of the 31-foot right-of-way that abuts the subject property is undeveloped. The project to the south (Island Storage Suites IPD - Z-17-027/DOS2017-00062) had a completely different development scenario as that property abutted and provided connection to Old South Way at a location that happened to be located within the undeveloped 31-foot right-of-way. The subject property does not abut, nor does it have rights to access Old South Way.

Comment 4: Please provide a discussion of how relocation of the proposed access will impact the property to the south. The access appears to provide access to an exclusive and perpetual roadway easement on the southern parcel as recorded in OR 1781 PG 1276.

Response: Please see attached revised Explanation and Justification of Request. The relocation will not impact the property to the south. The applicant purchased the property on May 9, 2022, and is proceeding as one unified development plan so the existing easement and access are no longer necessary.

Comment 5: The intersection separation is not measured correctly on the site plan provided. The intersection separation is to the nearest through lane. The site plan measures the distance to the furthest through lane to the south. If the existing access will not remain, please provide a measure to the next closest access point.

Response: The 41'± dimension is to show the relocation of the southern portion of the existing access to the southern portion of the proposed access. The intersection separations to the closest access points remain demonstrated on the attached revised Deviation Plan.

Comment 6: Please note the subject ADD cannot be approved until the pending zoning action to permit the use.

Response: Acknowledged.

If you have any questions or I may be of further assistance, please do not hesitate to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning

SEH:jms