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Brian Hamman
District Four

Frank Mann
District Five

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County Manager

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Donna Marie Collins
County Hearing Examiner

August 1, 2022

Writer's Direct Dial Number: 239-533-8793

Rachel Tracey
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Re: Administrative Variance
7-Eleven Store No. 42251
ADD2022-00103

Dear Ms. Tracey,

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The insufficiency comments must be addressed within sixty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.

If you have any questions, please contact me at (239) 533-8793 or EWorkman@leegov.com.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
Electronically signed on August 1, 2022
Elizabeth A. Workman
Senior Planner
EAW

CC: Joanna Taylor, Q. Grady Minor & Associates, P.A.

Zoning - Beth Workman

1. The parcel is within a conventional commercial zoning district (C-1). The applicant is requesting convenience, food and beverage, car wash, and 16 fueling stations. Per LDC Section 34-844, all the uses being requested, except for the car wash, require a Special Exception. The administrative variances being requested from LDC Section 34-1353 may proceed per LDC Section 34-1354, however the convenience, food, and beverage store with 16 fueling stations must be submitted as a Special Exception.
2. The applicant is requesting a reduction or elimination of the buffers. The request affects the screening of the vehicle use area. Lee Plan Policy 6.1.6 states that commercial development is required to provide adequate and appropriate landscaping, open space, and buffering. The proposed development is more intense than the previous permitted use and reducing the amount of landscape vegetation will present a health and safety issue. Revise request to comply with Lee Plan Policy 6.1.6.
3. The parking spaces along the south side of the building back-out into the accessway that is also part of a parking aisle. This presents a health and safety issue as the proposed use is a higher intensity use than the use previously permitted on this site. In addition, the required parking for the uses proposed on the site per LDC Section 34-2020 require the applicant to provide approximately 31 spaces. The site plan depicts 50 spaces with back-out parking into the accessway. Revise to demonstrate compatibility with the surrounding use by eliminating the back-out parking spaces.
4. It is unclear if there is an access easement for the access from Island Park Road. Please explain.
5. If the applicant has questions or would like to discuss further, please feel free to contact Beth Workman at 239-533-8793.

Environmental Sciences - Camryn Siverson

6. The exterior buffer and landscaping associated with the bank use was previously approved per development order 84-09-021.00D. Staff has concerns about the traffic circulation with no internal buffers providing the required screening. Please provide an internal landscape buffer to provide screening for health and safety of the public (34-174(k)(1)). LDC Section 34-1353(e)(5) requires side and rear buffers per LDC Section 10-416.

AUGUST 2, 2022
RACHEL TRACEY
ADMINISTRATIVE VARIANCE
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7. Revise the requested deviations to specifically state what is being requested in the “to allow” statement (ex. to allow a ten foot buffer with 5 canopy trees per 100 linear feet as previously approved in DO...).

Department of Transportation

8. LCDOT staff had a meeting with the consulting engineers and developer discussing the location of the access drive on Island Park Rd on November 30th, 2021. Please confirm the proposed access drive on Island Park Rd shown on the administrative variance exhibit meets the minimum connection separation requirements in LDC Section 10-285. Therefore, an administrative variance/deviation from LDC Section 10-285 is not necessary.