

**Grady Minor**

Civil Engineers • Land Surveyors • Planners • Landscape Architects

December 22, 2022

Ms. Elizabeth Workman
Lee County Development Services
1500 Monroe Street
Ft. Myers, FL 33902

**RE: 7-Eleven Store No. 42251
Administrative Variance-ADD2022-00103
Response to Comments**

Dear Ms. Workman:

The purpose of this submittal is to respond to the request for additional information in your letter dated November 28, 2022. Please note that a separate submittal for the Special Exception under the Special Exception submittal has been uploaded separately with associated exhibits which were updated and requested concurrent with this application.

The following items are included in this submittal:

1. Response Letter
2. Revised Site Plan with Deviations
3. Revised Narrative
4. Proposed Landscape Plan

We offer the following in response to your comments:

Zoning - Beth Workman

1. A deviation or variance from the requirements stated in sections 34-1352 and 34-1353 must be obtained through the public hearing process unless the project qualifies for administrative relief under section 34-1354(3). This section of 34-1354 states "commercial or industrial-zoned properties less than three acres in size may obtain administrative relief from sections 34-1352 and/or 34-1353 to facilitate new development or redevelopment. Development of these sites will be limited to development that will bring the site into greater compliance with sections 34-1352 and 34-1353 given existing site constraints such as location and configuration of existing buildings, parking areas, drainage, easements and/or other conditions. Commercial or industrial-zoned properties three acres or greater in size may utilize the public hearing process for deviations or variances from sections 34-1352 and/or 34-1353". The request is expanding the footprint outside of what was previously a bank use. The utilization of LDC 34-1354 is limited to redevelopment or development of existing sites. A public hearing variance is required to proceed.

Ms. Elizabeth Workman
7-Eleven Store No. 42251
December 22, 2022
Page 2 of 2

Response: Please see revised site plan which has been adjusted to remove the back out parking on the south side of the project site and adjust the landscape buffer for the southern portion of the site to the north side of the access aisle. This is proposed to alleviate the health and safety concerns and we appreciate Staff meetings to facilitate the site plan update. An additional deviation is being requested as deviation 8 which is proposed in order to place the southern landscape buffer on the north side of the southern access aisle versus at the property line as requested to assist in health and safety of the project. Based on email coordination on December 15th, 2022, this submittal may remain as administrative now that the health and safety concerns have been alleviated. Please see updated documents for both the ADD and please note concurrent with this re-submittal the Special Exception submittal has been uploaded with the associated documents and exhibits noting the updated site plan.

If you have any questions or require any additional information, please contact us.

Sincerely,



Rachel J. Tracey, P.E.
Project Manager

RJT/jlt