



Grady Minor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

October 17, 2022

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

**RE: 7-Eleven Store No. 42251
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 August 1, 2022.

The following items are included in this submittal:

1. Response Letter
2. Revised Administrative Deviation Narrative
3. Revised Site Plan and Overall Site Plan Exhibit (Second Sheet to see further extent of the site and surrounding)
4. Proposed Landscape Plan

We offer the following in response to your comments:

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.

Response: A Special Exception was submitted on August 8th under SEZ2022-0008 and a response letter is being completed concurrent with this application.

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

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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.

Response: Please see revised proposed plan which provides more intense landscape than previously proposed as well as proposed current landscape plan. The request has been amended as requested. Please see revised plan, revised justification, and associated documents.

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.

Response: This is no different than a normal project and it is not anticipated this will cause a detriment to health and safety.

4. It is unclear if there is an access easement for the access from Island Park Road. Please explain.

Response: Please see proposed access easement.

5. If the applicant has questions or would like to discuss further, please feel free to contact Beth Workman at 239-533-8793.

Response: Acknowledged.

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.

Response: Please see added 5 foot landscape buffer abutting the shopping center.

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...).

Response: Please see revised deviations.

Department of Transportation

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5. 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.

Response: Acknowledged; please see enclosed additional deviations for the connection separation as deviation 5 for entrance location that was coordinated in meeting November 30, 2021.

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

Sincerely,



Rachel J. Tracey, P.E.
Project Manager

RJT/jt