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August 16, 2024

Writer's Direct Dial Number: 239-533-8335

Andres Boral
Boral Engineering & Design, Inc.
23150 Fashion Dr, Suite 230
Estero, FL 33928

Re: New Post Rd. Storage
DCI2023-00013

Dear Mr. Boral,

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insufficiency comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.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) 533-8335 or
MGroth@leegov.com.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

MarySue Groth

MarySue Groth
Senior Planner
MSG

Zoning

- By definition, the proposed use of mini-warehouse is only applicable to the first floor. The second and third floors would establish the use as “Warehouse, public”;
Definitions: *Mini-warehouse* means any building designed or used to provide individual storage units with separate exterior doors as the primary means of access, to individuals or businesses for a fee. The storage units must be used solely as dead storage depositories for personal property, inventory and equipment and not for any other use. See Warehousing, public, and Storage, dead. *Warehouse, public* means indoor storage units available to the general public at a fee for the dead storage of farm products, furniture and other household goods or commercial or private goods of any nature. Access to the storage units is from interior doors and individual exterior overhead doors are not provided. See also Mini-warehouse.

Please revise the Schedule of Uses to include a Warehouse, public, and edit any reference to the use request in the Request Statement, and on the MCP.

- INFORMATIONAL COMMENT: Deviation #1 will be approved with Conditions.

**Staff reserves the right to comment after review of the resubmitted documents.

Environmental

- Please revise the protected species survey to state the type of survey per Lee County Administrative Code 13-10.
- The protected species survey states that there are no wetland dependent species, however the responses state that there are Bald Cypress trees that will be replaced because they are heritage trees (20 inch dbh). There is conflicting information in the submittal. Revise the protected species survey to provide a comprehensive report that includes a FLUCCS map that includes the exotic vegetation percent area coverage (E-values) and a soils map.
- Provide a formal jurisdictional wetland determination that states the amount of State wetlands on the site as to demonstrate compliance with Lee Plan Policy 124.2.1.
- If State wetlands are existing and are proposed to be impacted, indicate how the impacts will be mitigated to demonstrate compliance with Lee Plan Policy 124.2.1.
- Revise the Master Concept Plan to remove the Proposed Plan List and the tree and shrub illustrations on the Master Concept Plan as these items are not required per LDC Section 34-373(a)(6).

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- Revise the Master Concept Plan to depict a 30-foot-wide Type-F buffer per LDC Section 10-416(d). The project is not within the North Fort Myers Commercial Corridor, therefore LDC Section 33-1581 is not required. If the 50-foot-wide buffer is an enhanced buffer, staff will be providing condition.

TIS

- INFORMATIONAL COMMENT: Only information in the TIS that is relevant (trip generation, trip distribution, and trip assignment) to this zoning case will be reviewed. Turn lane analysis will be at the time of development order and the total number of trips (from the proposed sites + the existing sites) must be used to determine whether turn lanes are warranted. For zoning purposes, the TIS is sufficient.