



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

June 4, 2024

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

**RE: 7-Eleven Store No. 42251
Administrative Variance Application**

To Whom It May Concern:

This application requests (1) Administrative Variance for the property located generally at the Southwest intersection of Island Park Road and US 41. The project is within the Island Park Road Shopping Center. The Lee County STRAP number is 01-46-24-L3-00007.002A. The redevelopment proposes a convenience store, car wash, and 16 fueling stations. The variance is proposed to support the redevelopment of the property which is heavily tied into the Island Park Shopping Center.

Please note this site is currently under review as Lee County Development Order DOS2023-00078. Previous administrative approval is enclosed for deviations under ADD2022-00103. Previously approved Deviation 6 provided relief from LDC Section 34-2020.b, required parking spaces for non-residential uses, which requires 470 spaces for the shopping center and the proposed 7-Eleven Store No. 42251 to instead allow a 7.5% reduction for a total of 435 spaces. This application requests a reduction of 9.2% for a total of 427 spaces.

Please note the only change from previously approved parking reduction is the adjustment from 7.5% to 9.2%.

Enclosed are items for the submittal:

1. Cover Letter with Narrative
2. Completed Application
3. Fee in the amount \$550.00 – **To be paid online**
4. Affidavit of Authorization – Applicant Creighton Companies, LLC (Developer of Property)
5. Affidavit of Authorization – RLR1, LLC (Owner of Property)
6. Disclosure of Interest– RLR1, LLC (Owner of Property)
7. Letter of Authorization, RLR1, LLC (Owner of Property)
8. Sketch and Legal Description
9. Variance Narrative
10. Site Plan (36" x 24") to scale with location of proposed variance
11. Letter of No Objection from RLR1, LLC for the proposed deviations
12. Site Photos

Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 • Fax. 239-947-0375
EB 0005151 • LB 0005151 • LC 26000266
www.gradymenor.com

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13. Copy of Previously Approved ADD2022-00103

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rachel Tracey", with a large, stylized loop at the end.

Rachel J. Tracey, P.E.
Project Manager

RJT:jlt