



December 12, 2024

Mr. Khalil Muhammad
Lee County Community Development
Department of Community Development
P.O. Box 398
Fort Myers, FL 33902-0398

RE: **Matrix Self Storage**
ADD2024-00212

Dear Mr. Muhammad,

Please find attached a set of revised plans for the above-mentioned project per your comments dated December 12, 2024. Below are written responses to the comments.

Zoning Review

Please provide communication between applicants and FDOT seeking approval of the roadway access relocation.

Response: Please see the Letter of Intent approval issued by FDOT

Environmental Review

Provide an updated open space table and chart showing where 30% open space is being achieved. Open space is defined as a minimum area of 180 sq ft and 10 ft.

Response: Please see the open space exhibit showing the required 30%

The application claims that trees were removed by FDOT. But the MCP for Z-13-015 does not show that buffers overlapped within the ROW. The northern boundary on Z-13-015 is measured at ± 453 , and this distance is the same on the new MCP. Pursuant to 34-174(i)(2)e. revise the MCP to show all existing and proposed easements and explain further how the request to remove preserved trees is equal or better than what is already authorized or by what code required.

Response: Back in 1973 FDOT had an order of taking that brought FDOT ownership to the property line. During the construction of the sidewalk, FDOT cleared and filled to bring the sidewalk into ADA compliance. (please see an aerial exhibit showing before and after)

A tree survey was conducted for along the 15' ROW buffer and the 60' Indigenous Preserve. The tree survey has been provided with this submittal that shows no trees that meet the requirement to be saved along the 15' ROW buffer.

Pursuant to LDC 34-373 (a)(4), to approve the request administratively demonstrate there are no changes to the indigenous preserve area that would negatively affect screening or buffering or the adjacent properties.

Response: No changes are being requested at this time to the indigenous preserve area from the previously approved zoning resolution.

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Sharon Hrabak
Permitting Manager
Email: Sharon@qainc.net
Attachments: