

Lee County
Dept. of Community Development
Zoning Section c/o Peter Blackwell
1500 Monroe Street
Fort Myers, FL 33901



SHELL FACTORY CPD
Administrative Amendment to a Planned Development
Response Letter

RE: ADD2024-00185
Insufficiency Letter Response

Please accept the below responses to your letter dated October 31, 2024 regarding the comments for the Shell Factory CPD Administrative Amendment request.

Zoning Review

1. The MCP should be revised to include those areas proposed for outdoor storage. Please include calculations demonstrating that the open storage areas will have no effect on open space, indigenous vegetation and required buffers.

RESPONSE: The MCP has been updated to include a hatched area labeling the outdoor storage use. As can be noted in comparing previous plans with the currently proposed plan, the open storage use is proposed over paved parking areas and will not impact the existing open space, indigenous vegetation, or required buffering. The open storage use is further governed by LDC Section 34-3005(b)(1) which states *"Fencing and screening. All commercial or industrial outdoor storage must be shielded behind a continuous visual screening at least eight feet in height when visible from a residential use or Residential Zoning District, and six feet in height when visible from any street right-of-way or street easement."* The open storage use is not visible from any residential use or residential zoning district. Additionally, the configuration of the open storage which is internal to the site, is screened from view from any street right-of-way or easement due to existing vegetation. Therefore, the outdoor storage use is not visible from any street right-of-way or street easement.

2. Please include the required meeting summary document for the public informational meeting in the North Fort Myers community.

RESPONSE: Please see enclosed meeting summary package including advertisement affidavit and a cope of the presentation given at the community meeting.

Please contact me directly at (239) 226-0024 or CindyL@en-site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.


Cindy C. Leal Brizuela, MURP

Principal Planner

cc: Terry B. Cramer III, Esq., Wilbur Smith Law

Enclosures:

1. Revised Master Concept Plan
2. Meeting Summary Package