

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 February 10, 2025 regarding the comments for the Shell Factory CPD Administrative Amendment request.

Environmental Review

1. LDC 34-3004, outdoor display of merchandise, states that no required parking space or aisle shall be used for display purposes. Demonstrate the number of parking spaces that are not required to allow for storage in these spaces.

RESPONSE: The intensity of the use is undetermined and therefore subsequent parking calculations will need to be determined once an intensity has been defined. The Applicant will not be using required parking spaces for storage. It should be noted, there are no current operational uses on-site which would contribute to the parking count and the areas delineated on the Master Concept Plan are general areas in which the outdoor storage use may take place.

2. Based on the schedule of uses, LDC 34-1352 could apply as it relates to the display, sale, or storage. Demonstrate compliance with 34-1352 for setbacks and label the display area.

RESPONSE: Please see attached revised Master Concept Plan which now includes setbacks and additional labels for the display areas.

3. 34-3005(b)(1), storage must be shielded behind continuous visual screening at least eight feet in height. Plantings on site do not appear to match the MCP nor provide continuous screening from 8 feet. Provide a cross section showing line of sight for the residential neighborhood across from U.S. 41 and provide further detail to support that currently sufficient screening is already present.

RESPONSE: Please see attached revised Master Concept Plan.

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.

A handwritten signature in blue ink, appearing to read "Cindy C. Leal Brizuela".

Cindy C. Leal Brizuela, MURP
Principal Planner

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

Enclosures:

1. Revised Master Concept Plan