

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 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 revised Master Concept Plan.

4. Type A buffers are required between commercial uses. Revise the MCP to show the code required buffers or request a deviation.

RESPONSE: Please see provided Schedule of Deviations.

5. ADD2009-00051 authorized deviation #7, which allowed for 50% of those lake areas to be used in the open space calculation. Active and passive recreation areas identified by 10-415(d)(2)2, may contribute to the open space calculation so long as no more than 20 percent consist of impervious surface.

Provide a revised open space map and chart which demonstrates no more than 20% impervious is used in the calculation.

RESPONSE: Stormwater is not being altered in any way via this proposed amendment. Any future redevelopment of the site that alters pervious/impervious areas would need to be in compliance with SFWMD regulations.

6. Show all easements on the MCP.

RESPONSE: Please see revised Master Concept Plan.

7. Revise the MCP to show the ingress/egress road located directly to the north off U.S. 41.

RESPONSE: Please see revised Master Concept Plan.

8. ADD2004-00250 listed in the zoning history does not appear to be associated with this site.

RESPONSE: ADD2004-00250 is also identified as COP2004-00250 in the county's permitting system and was approved on February 10, 2005 for consumption on premise at the subject property.

9. ADD2009-00051 removed the stormwater system from the MCP. The MCP for ADD2024-00185 still has the lakes from that system. Deviation #7 from ADD2009-00051 is only for existing bodies of water at the time of the resolution. Site conditions appear to show other surface waters, and structures that must meet code. Revise the MCP to be in compliance with the previous zoning and LDC.

RESPONSE: ADD2009-00051 did not remove the stormwater system from the MCP, the stormwater areas were not affected by the ADD request therefore they were not shown and only a specified sub-area of the previously approved plans were shown. The MCP used/submitted to staff is in compliance with the previous zoning and LDC as it was the last approved MCP in which the entire property is shown and no changes to

structures/parking areas/internal circulation/open space areas/buffers occurred subsequent to the approval of that MCP.

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