

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
SCHEDULE OF DEVIATIONS

1. A deviation from LDC Sec. 10-416(d)(3) which requires Type A buffers between commercial uses to allow for the memorialization of existing buffers/vegetation along property lines.

JUSTIFICATION: The subject property has been in operation for over 80 years, predating much, if not all, of the development around it. Given the various commercial uses permitted on the site, the low-impact nature of the commercial uses proposed via this request, as well as the long-standing variety of commercial development surrounding the site, we respectfully request to memorialize the existing buffers on site today which were approved via Z-94-038. It should be further noted that Deviation #14 of the original zoning resolution waives planted buffer and screening requirements for existing uses. Given that the proposed use is of a significantly less intensity than the previously approved uses, it would follow logic that the deviation be memorialized for any uses less intense than the uses existing at the time the deviation was approved, October 17, 1994. At that time, the Shell Factory was a fully operational amusement site with a wide range of intense permitted and existing uses.

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