



Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Dave Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

February 10, 2025

Cindy Leal Brizuela, Ensite, Inc.
2401 First Street
Fort Myers, FL 33901

RE: Application To Amend a Planned Development
The Shell Factory
2787/2751 N. Tamiami Trail
North Fort Myers, FL 33903
ADD2024-00185

Dear Ms. Leal,

The Zoning Section has reviewed the submission package for the above-referenced zoning application. Staff has found that the application is insufficient. Please provide the following items in order for staff to find the application sufficient for public hearing:

Environmental Sciences

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.
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.
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.

Please respond to the enclosed sufficiency review comments within thirty (30) calendar days of the date of this letter. This application will be considered withdrawn if no response is received within this timeframe.

Please feel free to contact me at (239) 533-8312 or blackwpc@leegov.com if you have any questions.

Electronically signed on 2/10/2025 by
Peter Blackwell, Planner
Lee County DCD

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section